



SPRING BANK FARM

Coneythorpe, Knaresborough

A Residential Smallholding with significant development potential, extending to 27.55 acres

BoultonCooper

StephensonsRural

SR
Est. 1871



Spring Bank Farm, Coneythorpe, Knaresborough HG5 0RU

A rare opportunity to purchase a unique smallholding, in an exceptionally delightful setting with outstanding panoramic views across the surrounding countryside.

Spring Bank Farm is situated between the popular villages of Coneythorpe and Flaxby, 2 miles from Knaresborough, 8 miles east of Harrogate and 15 miles west of the city of York.

The farmstead stands in a prominent and elevated position and is situated centrally within the holding to enjoy the best of the views. The property comprises a detached four-bedroom farmhouse, in need of complete renovation.

Adjacent to the farmhouse lie the ancillary domestic and farm buildings, which are a mixture of traditional stone and brick structures and more modern farm buildings.

The whole farmstead requires a programme of renovation and possible re-development subject to the necessary planning consents. The grassland is all within a ring fence and runs away to the north and west of the farmstead, including 3 natural wildlife ponds.

Spring Bank Farm will appeal to a wide range of prospective purchasers, including those with agricultural, equestrian, or residential interests.

In all 27.55 acres or thereabouts

Guide Price: Offers in excess of £1,250,000

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York YO19 5GF

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e: enquiries@stephenson.co.uk

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Solicitors

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THE FARMHOUSE ACCOMMODATION:

A gross internal floor area of 1,473 sq. ft / 136.88 sq m.

ON THE GROUND FLOOR

ENTRANCE HALL

Timber framed single glazed entrance door, door to:

DINING ROOM

5.03m (16'6") x 3.35m (11')

With open fireplace on a quarry tiled hearth, brick surround and tiled mantelpiece, exposed ceiling beam, and front aspect timber framed single glazed French doors with glazed side panel. Door to:

REAR LOBBY

With understairs storage and doors to:

SITTING ROOM

5.03m (16'6") x 3.84m (12'8")

With open fireplace on a stone hearth, brick surround and mantelpiece, exposed ceiling beam, front aspect timber framed single glazed French doors with glazed side panel, and side aspect timber framed single glazed sliding sash window.

KITCHEN

4.93m (16'2") x 3.43m (11'3")

Rear aspect timber framed single glazed sliding sash window, cast iron cooker range, basic range of fitted base units, ceramic sink and drainer, exposed ceiling beams, built-in storage cupboard, and door to the outside.

PANTRY

Rear aspect timber framed single glazed sliding sash window, fitted base units.

CLOAKROOM

Rear aspect timber framed opaque single glazed sliding sash window, wc, and pedestal wash hand basin.



TO THE FIRST FLOOR

LANDING

Doors to:

BEDROOM 1

4.09m (13'5") x 3.84m (12'7")

With front aspect timber framed single glazed sliding sash window, and open fireplace with cast iron surround.

BEDROOM 2

4.09m (13'5") x 3.33m (10'11")

With front aspect timber framed single glazed sliding sash window, and fireplace (blocked off).

BEDROOM 3

3.61m (11'10") x 3.57m (11'9")

With rear aspect timber framed single glazed sliding sash window, and built-in cupboard.

BEDROOM 4

3.56m (11'8") x 3.38m (11'1")

With rear aspect timber framed single glazed sliding sash window.

BATHROOM

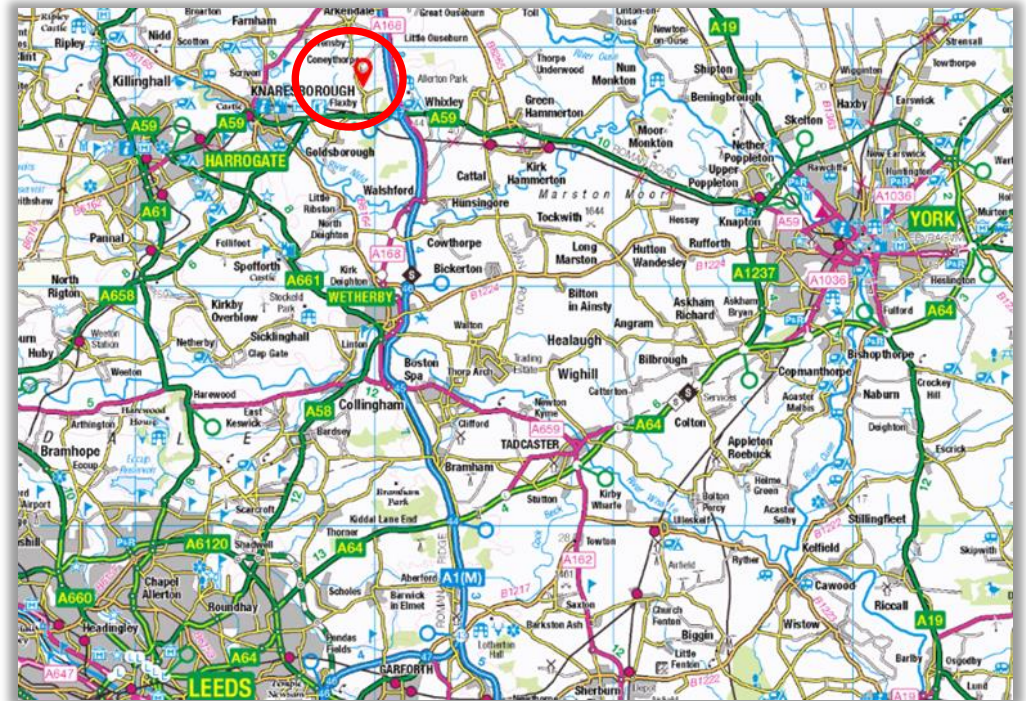
A three-piece suite comprising panelled bath, pedestal wash hand basin, and wc. Rear aspect timber framed single glazed sliding sash window.

OUTSIDE

The farmstead is situated in an elevated and almost central position within the holding, with a private tarmac driveway approaching the farmstead to the west from Shortsill Lane, the road linking the villages of Coneythorpe and Flaxby. To the eastern elevation is a substantial area of hardstanding currently used for outside caravan storage.

The farmhouse is of traditional rendered brick construction under a slate roof, with single storey brick-built lean-to stores to both side elevations.

There are gardens to the south elevation, mainly down to grass with an apple and pear orchard, enclosed by overgrown hedgerows.



THE FARM BUILDINGS:

The buildings have been used mainly for agriculture, and more recently to include caravan storage. The accommodation is extensive but in need of modernisation and improvement. There is scope for re-development of the farmstead, subject to the necessary consents. The farm buildings are all situated to the north of the farmhouse.

The farm buildings briefly comprise:

TRADITIONAL FOLD YARD:

36.04m (118'3") x 13.46m (44'2")

Timber frame construction with concrete floor and raised concrete fee passage under a fibre cement pitched roof, four bay lean-to to the south elevation, electric power and lighting, water. Adjoining to the south, 2 traditional brick **Stables** *8.14m (26'8") x 5.15m (16'11") overall.*

NORTH RANGE:

Traditional range of brick-built construction with pantile roof and hardstanding floor, briefly comprising:

Cowhouse & Former Dairy:

5.51m (18'1") x 3.22m (10'7") plus 7.85m x 5.51m (25'9" x 18'1")

Stable 1:

5.51m (18'1") x 4.16m (13'8")

Implement Store and Mealhouse:

10.23m (33'7") x 5'51m (18'1")

Double storey with granary over, accessed via external stone steps.

Stable 2

7.55m (24'9") x 5.51m (18'1")

EAST RANGE:

Produce Store:

21.91m (71'11") x 14.63m (48'0")

5-bay pole barn construction with 5-bay lean-to to the southern elevation. Of steel portal frame construction with concrete block walls under fibre cement pitched roof. Electric and water supplies, and double opening to the east.

Dutch Barn:

18.31m (60'1") x 9.51m (31'2")

4 bay dutch barn of timber frame construction with concrete floor under a fibre cement pitched roof, with concrete floor, 2 bay lean-to, to the north elevation; part concrete walls with fibre cement roof. Large concrete area to the east, providing access to the former silage clamp.

WEST RANGE:

The Mealhouse:

8.03m (26'4") x 5.54m (18'2")

Double storey with hayloft of traditional brick construction with concrete floor under a tiled roof. Open fronted to north elevation.

The Barn:

10.94m (35'11") x 5.61m (18'5")

Double storey building of traditional brick construction with tiled roof, concrete floor.

The Former Wheelhouse:

7.38m (24'3") x 5.57m (18'3")

Double storey building of traditional brick and rubble stone construction with tiled roof, concrete floor.

THE LAND:

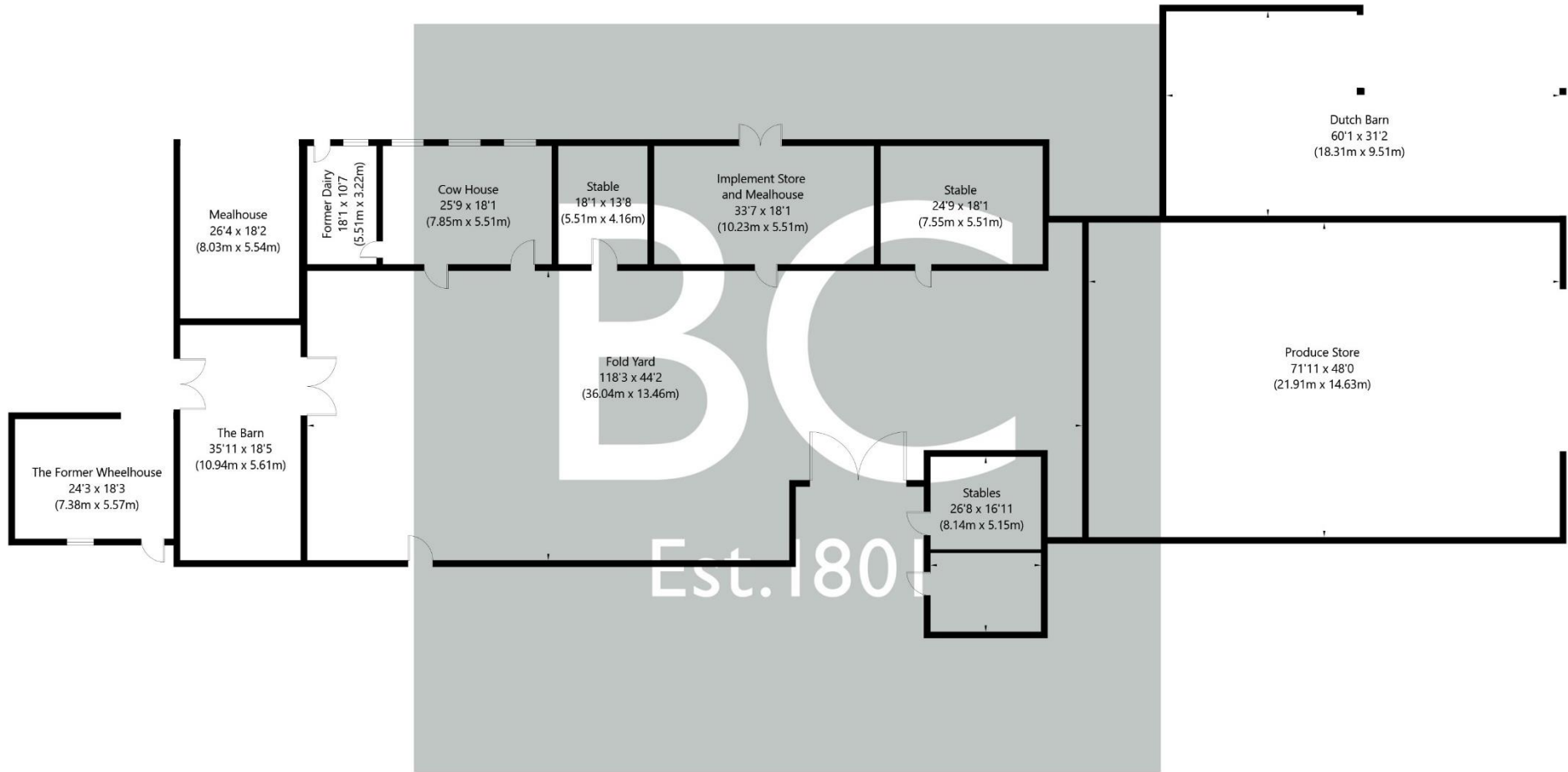
Spring Bank Farm is approached from the adopted highway along a sweeping private tarmac driveway, either side of which is the main block of grassland. To the north of the holding the grassland includes three natural wetland ponds. As the land rises towards the farmstead, there is an established planting of broad leaves and Scots Pine, which provides an attractive shelterbelt to the north. There is a water trough situated along the southern boundary of NG6243.

There is a public footpath which crosses the farm, to the west of the farmstead and running north to south.

The land is classified as Grade III on the Agricultural Land Classification Maps with the soil type identified within the *Escrick 2* series, characterised as deep, well-drained often reddish coarse loamy soils with areas of fine loamy soils with slowly permeable subsoils. The land is ideally suited for livestock grazing, with some arable cropping (mainly cereals) and long-term pasture.



SPRING BANK FARM BUILDINGS:



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 14028 SQ FT / 1303.21 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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GENERAL INFORMATION:

LOCATION

From Junction 47 of the A1M, take the A59 westbound towards Knaresborough. After approximately ½ mile turn right on to York Road towards Flaxby and Coneythorpe and bear left as the road forks, on to Shortsill Lane. Spring Bank Farm can be found on your right hand side. A Stephensons Rural For Sale board will identify the main farm access.

TENURE

Freehold with vacant possession.

SERVICES

Mains water and electricity to the farmhouse and the majority of the farm buildings. We understand the farmhouse is connected to a private drainage system. Interested parties are to make their own enquiries

COUNCIL TAX

We are informed the property lies in Band D.

ENERGY PERFORMANCE RATING

The Energy Performance Certificate (EPC) has been commissioned and the full EPC Report will be available from our Malton Office.

RIGHTS OF WAY

A public footpath crosses the land and driveway from north to south, to the west of the farmstead.

WAYLEAVES & EASEMENTS

An electricity supply poles and wire cross the eastern elevation of the farmstead. The property is sold subject to any wayleaves and easements, whether or not they are expressly referred to in our sales particulars.

SPORTING AND MINERAL RIGHTS

Sporting and Mineral Rights are in hand and are included in the sale as far as they are owned.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register for the Basic Payment Scheme. Entitlements have been established and activated and these are included in the sale. The claim for the 2021 scheme year is reserved by the Vendors. There will be a charge of £250 plus VAT payable to the Vendor's Agent for the transfer of these entitlements subject to RPA approval.

ENVIRONMENTAL SCHEMES

We understand the land is not in any environmental scheme.

LOCAL AUTHORITY

Harrogate Borough Council, Civic Centre, St Lukes Avenue, Harrogate, HG1 2AE.

t: 01423 500600

NITRATE VULNERABLE ZONE

The property is not within an existing Nitrate Vulnerable Zone.

HEALTH AND SAFETY

Interested parties are reminded that the property is a working farm, and some buildings are in poor repair. We therefore ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from machinery and do not climb on any structural buildings.

PLANS, AREAS AND SCHEDULES

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the Title Deeds.

GUIDE PRICE

Offers in excess of £1,250,000.

OVERAGE CLAUSE

The Vendors reserve the right to receive 50% of the uplift in value on the land outside of the homestead area in the event of a disposal following the grant of planning consent for a use other than agriculture, horticulture or equestrian for a period of 20 years.

METHOD OF SALE

For sale by Private Treaty. Interested parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded particulars from the website.

CONTRACTS & COMPLETION

Contracts are to be exchanged as soon as possible with completion by agreement.

VIEWING

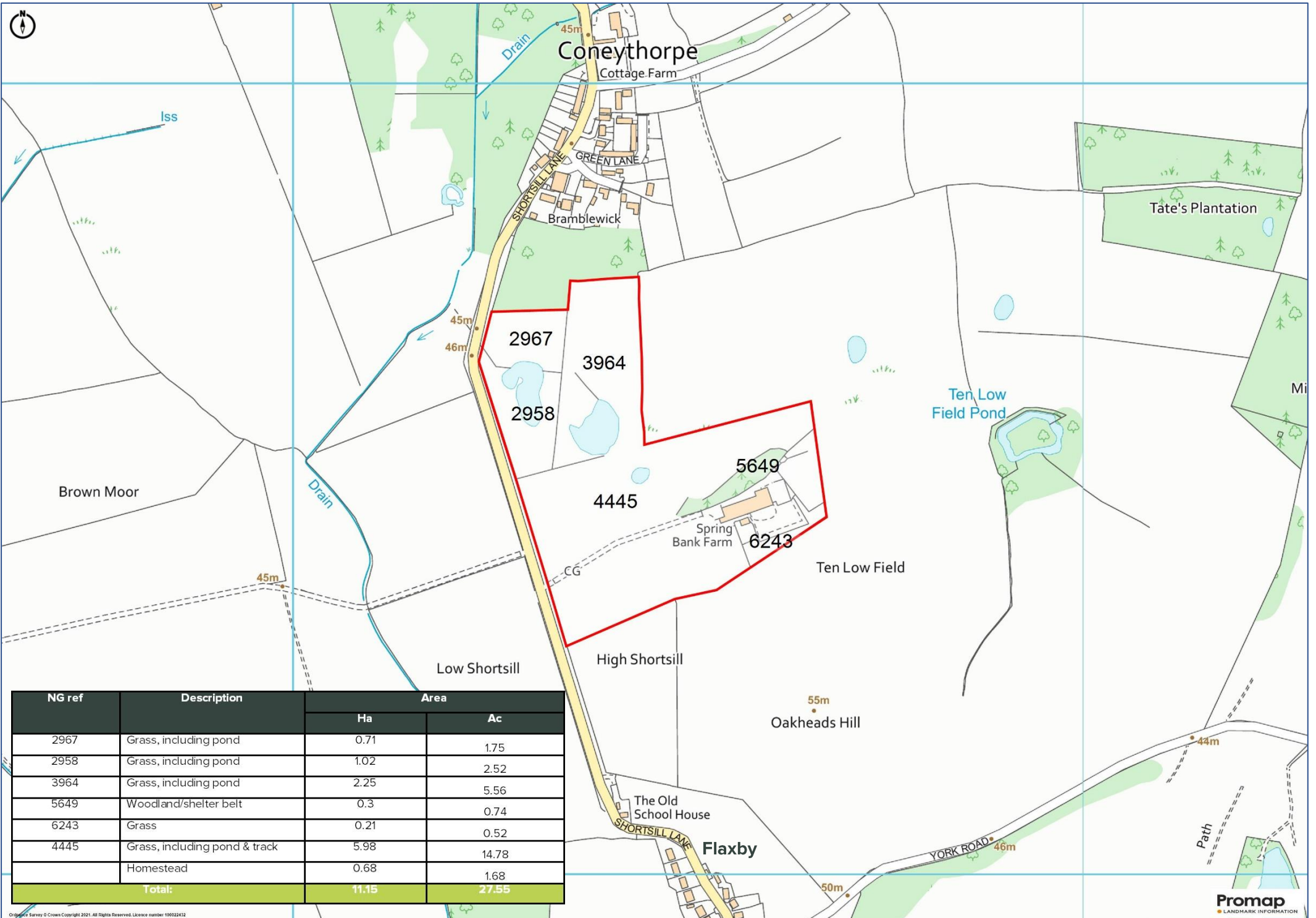
Viewing strictly by appointment with the Agents only. Open viewing days to be arranged.

KEY CONTACTS

James Stephenson 07801 685661 jfs@stephenson.co.uk

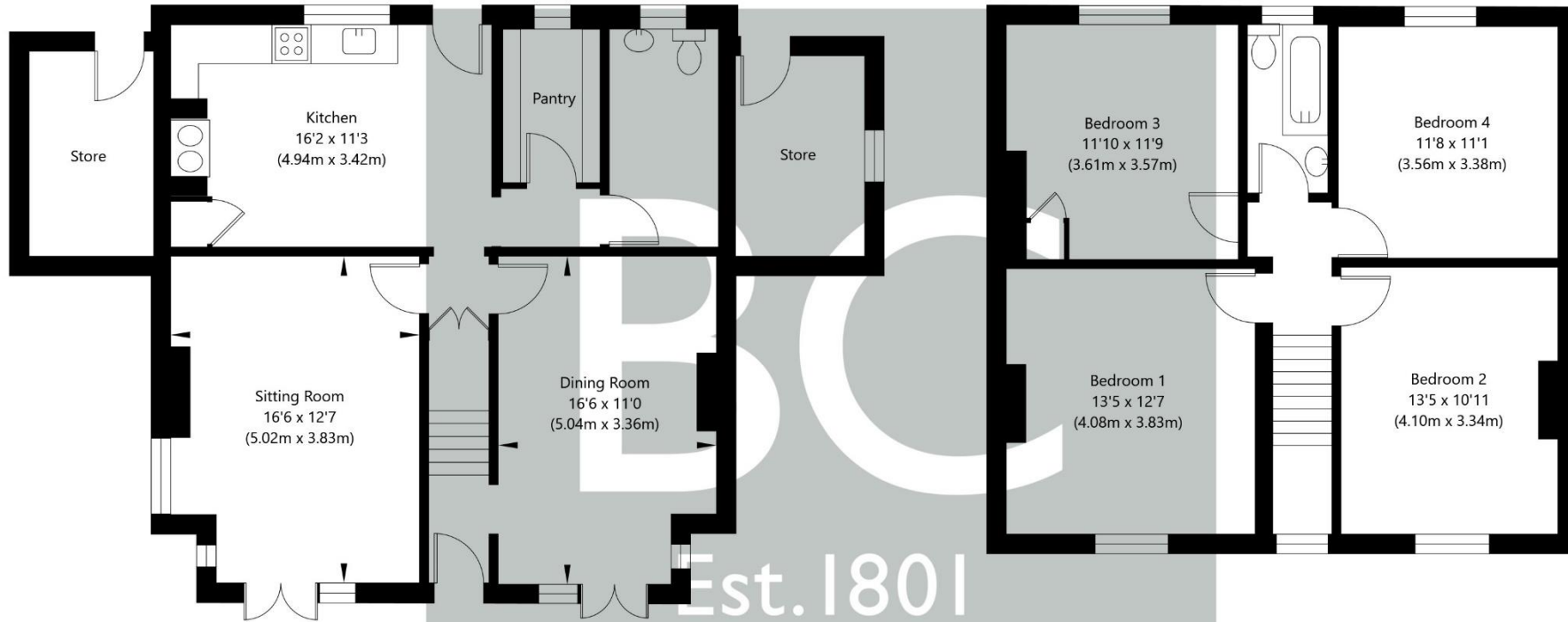
Henry Scott 07739 983806 henry.scott@stephenson.co.uk

Johnny Cordingley 07792 427232 jc@stephenson.co.uk



NG ref	Description	Area	
		Ha	Ac
2967	Grass, including pond	0.71	1.75
2958	Grass, including pond	1.02	2.52
3964	Grass, including pond	2.25	5.56
5649	Woodland/shelter belt	0.3	0.74
6243	Grass	0.21	0.52
4445	Grass, including pond & track	5.98	14.78
	Homestead	0.68	1.68
Total:		11.15	27.55

SPRING BANK FARMHOUSE



Ground Floor - (Excluding Stores)
GROSS INTERNAL FLOOR AREA
APPROX. 759 SQ FT / 70.51 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 714 SQ FT / 66.37 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1473 SQ FT / 136.88 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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