



Underbanks Farm

Richmond

Carter Jonas

**Underbanks Farm
Reeth Road
Richmond
DL10 4SE**

**Delightful smallholding situated
within the Yorkshire Dales
National Park.**

- Detached stone built barn conversion subject to agricultural occupancy restriction
- Range of timber frame agricultural buildings
- Productive pasture land.
- Frontage to the River Swale with the right to fish 2 rods.
- In all extending to approximately 18.05 acres (7.30 hectares).

For sale by private treaty as a whole.

Carter Jonas



Location
Underbanks Farm is located on the edge of the Yorkshire Dales National Park and enjoys an elevated position with stunning views across the land to the River Swale and beyond. The popular market town of Richmond is situated to the east of the property and provides a wide range of local services and amenities including primary and secondary schooling, leisure amenities and a range of professional services. The area benefits from a range of independent schools including Aysgarth Preparatory School, Barnard Castle and Ampleforth.



Farmhouse

Underbanks Farm comprises a detached stone built barn conversion which was originally converted from a range of traditional farm buildings approximately 25 years ago before being extensively refurbished by the current owners. It should be noted that the property is subject to an agricultural occupancy condition restricting the occupation of the property to somebody solely or last employed in the locality in agriculture, or in forestry or widow or widower of such a person.

The house extends to approximately 140 m² (1,505 ft²) and the accommodation briefly comprises:

Ground Floor: Entrance Hall, Breakfast kitchen with open fire, utility, snug and sitting room with open fire.

First Floor: Master bedroom with en-suite, office, two further double bedrooms, family bathroom and galleried landing.

Externally, the property benefits from extensive gardens and a detached building with scope for alternative use subject to obtaining the necessary planning consents. Underbanks Farm benefits from, an automated entrance, monitored alarm and CCTV system.

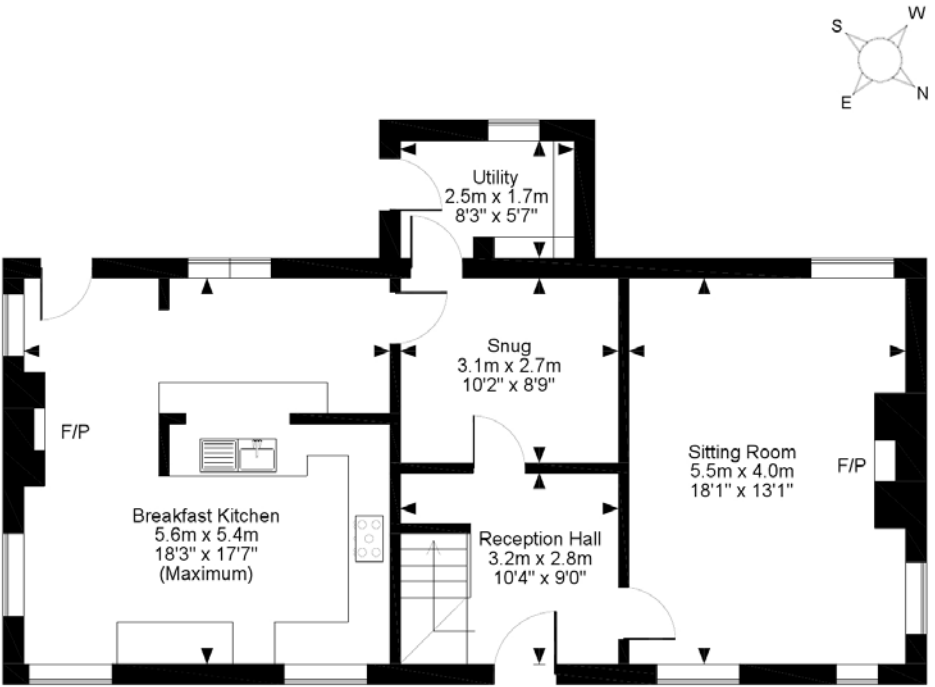


Floor plan

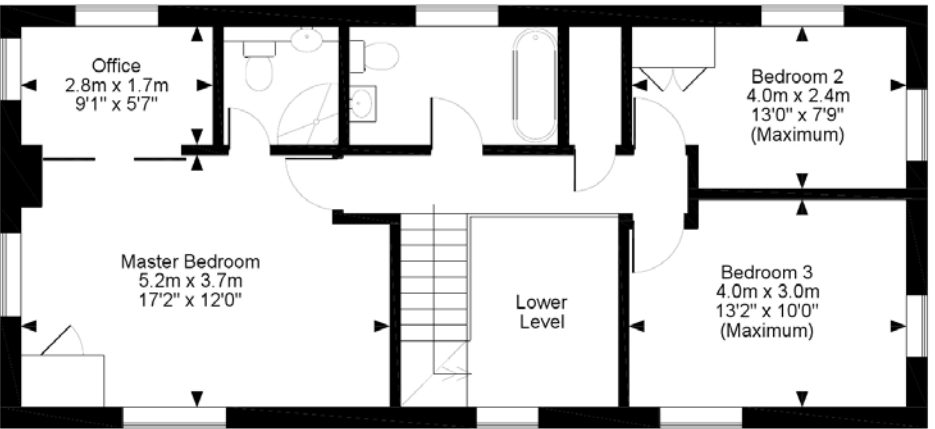
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Approximate area:

Total:
11,505 Sq Ft / 140 Sq M



Ground Floor



First Floor

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

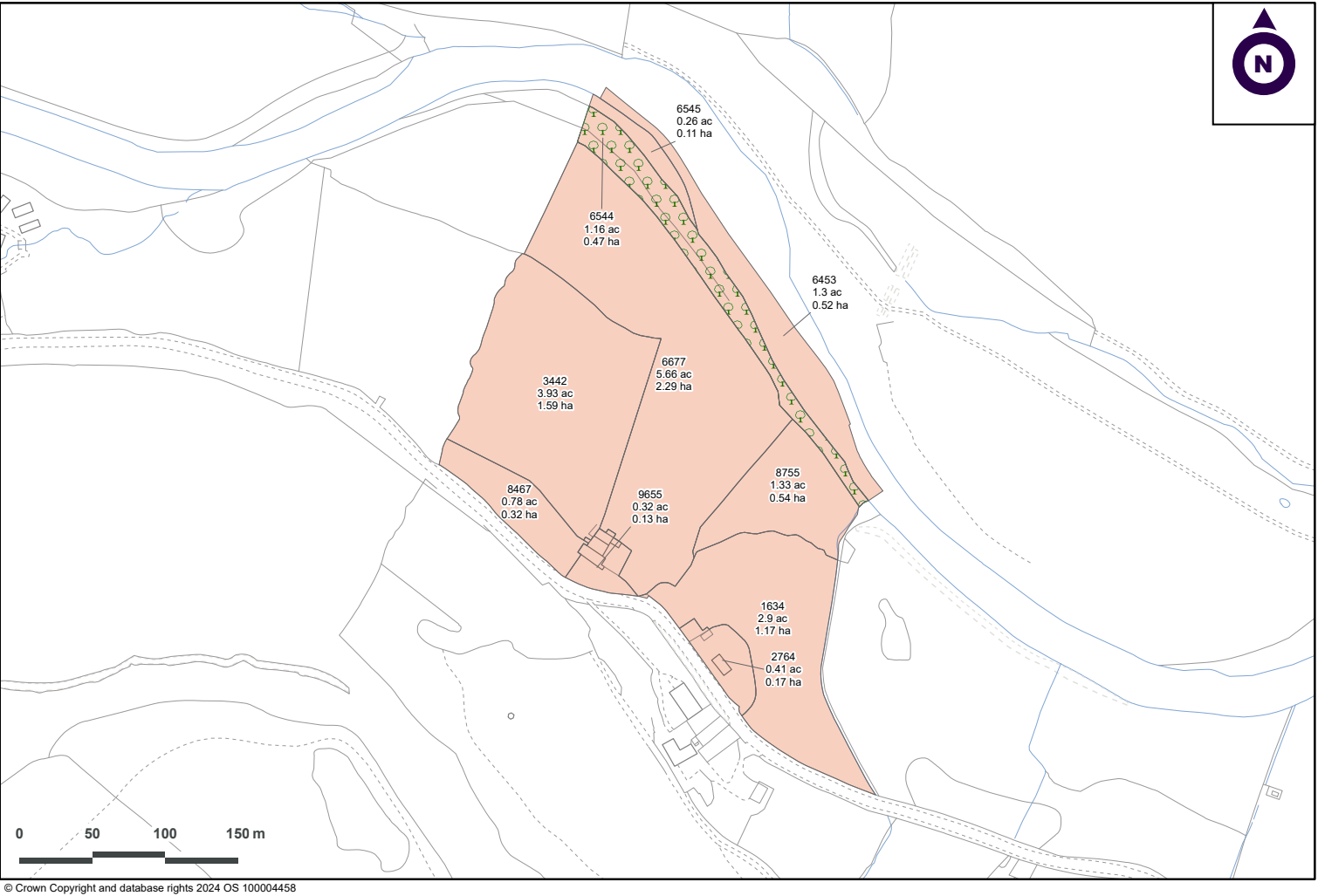
Situated to the west of the house is a range of timber frame farm buildings providing useful livestock accommodation and machinery storage. The buildings benefit from independent access taken from the public highway.

Land

All the land is situated within a ring fence of the house and buildings and comprises 14.60 acres of improved grassland, 1.16 acres of woodland and 1.56 acres of riverbed. The area occupied by the farmhouse and buildings extends to approximately 0.73 acres.

Access to the land can be taken from the curtilage of the house or directly from the public highway. The land is currently grazed by sheep and is well served by a private water supply taken from the borehole. The land is bounded to the north by the River Swale on which the right to fish two rods is included within the sale.

The purchaser may have the opportunity to rent a further 6.89 acres subject to separate agreement.



Method of Sale

Underbanks Farm is offered for sale by private treaty. The vendors reserve the right to conclude this matter by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the Harrogate office so that you can be kept fully informed as to how we propose to conclude the sale.

Tenure & Possession

The Property is offered for sale freehold with vacant possession available upon completion.

Planning

Planning permission was granted for alterations and change of use from agricultural buildings to form one dwelling to West Underbanks Farm, Hudswell under decision notice YD/1/27/35/A. The decision imposed an agricultural occupancy condition limiting the occupation of the dwelling to a person solely or last employed in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such person residing with him), or widow or widower of such a person.

Services

The Property is served by a private water supply via a borehole, mains electricity and oil fired central heating. Drainage is to a private septic tank.

Wayleaves Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Health & Safety

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

EPC Ratings

Current – E (52)
Potential – B (81)

Viewings

Viewings are strictly by prior appointment made through the selling agents.

VAT

Any guide prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Sporting Timber & Mineral Rights

The sporting and mineral rights are included insofar as they are owned. The property is sold with the benefit to fish two rods on the River Swale.

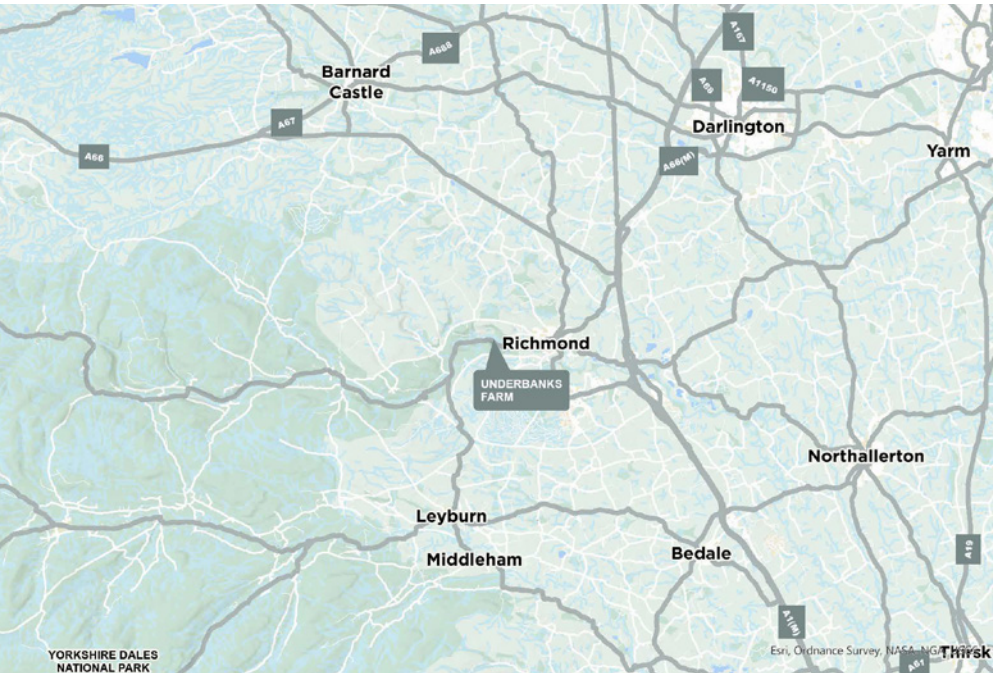
Local Authority

Yorkshire Dales National Park
www.yorkshiredales.org.uk

North Yorkshire Council
www.northyorks.gov.uk

Directions

Proceed westbound from Richmond on the A1608 Reeth Road for approximately 1.5 miles, passing over the River Swale. Continue for a short distance and Underbanks Farm is situated on the right hand side.



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Important Information

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