



Hestholme Farm

Aysgarth, Leyburn

Carter Jonas

Hestholme Farm Aysgarth Leyburn DL8 4UN

Attractive smallholding situated within Wensleydale and benefitting from frontage and fishing rights on the River Ure.

Hestholme Farm offers a unique opportunity to acquire an attractive smallholding situated in the heart of Wensleydale within the Yorkshire Dales National Park. The farmhouse offers potential to be extended and refurbished to create a special family home whilst a detached traditional stone barn situated adjacent to the farmhouse offers scope for conversion to create a granny annex or holiday accommodation subject to the necessary planning consents. With meadow and pasture land extending in all to approximately 42.37 acres (17.14 hectares) together with frontage and fishing rights to the River Ure, Hestholme Farm makes the ideal lifestyle property.

In all extending to 48.64 acres.

For sale by private treaty as a whole or in up to 3 lots.



Location

Hestholme Farm occupies an enviable location in the heart of Wensleydale. The village of Aysgarth is situated approximately 2 miles to the west whilst the popular market town of Leyburn is situated approximately 6 miles to the east. The A684 bounds the property and in turn provides excellent access to the A1(M) at Bedale situated approximately 30 minutes to the east.

Amenities

The proximity to Leyburn and Northallerton means that there are wide range of professional, administrative, retail and employment opportunities as well as private and state schooling for all ages including the highly-regarded Sedbergh School which is within a 50 minute drive.

The location within the Yorkshire Dales National Park makes Hestholme Farm the ideal point from which to explore this fabtastic landscape which includes heather moors, lush grassland dales, tumbling upland rivers and glorious waterfalls such as the nearby Aysgarth Falls.

A connection to the east coast mainline is available at Northallerton (24 miles) which provides access to London Kings Cross in 2hrs 20mins, Whilst Newcastle International Airport is within a 1 ½ hour drive.



Lot 1 – Hestholme Farmhouse, buildings and Paddock

Hestholme Farmhouse comprises a detached property of rendered solid wall construction under a stone flag roof.

The farmhouse which is approached over a tree-lined driveway, provides approximately 2,416 ft² of spacious living accommodation but also offers scope to extend into the adjoining traditional granary building (subject to planning) to create, what would be, the most special family home.

The accommodation comprises a breakfast kitchen, laundry/utility room, bathroom, dining room and sitting room to the ground floor with five bedrooms to the first floor.

Adjoining the farmhouse is a traditional granary barn which is open to the eaves to the front with first floor storage to the rear. The granary offers a prime opportunity to extend the existing living accommodation to create versatile and flexible family living accommodation subject to obtaining the necessary planning consents.

Situated to the west of the farmhouse is a detached former cart shed building of stone construction under a stone flag roof with open storage to the ground floor whilst the first floor is accessed via an external staircase and provides general storage.

Subject to obtaining the necessary planning consents, this building would suit alternative use to provide either additional living accommodation to support dependants of the family or would make an ideal holiday let taking advantage of the properties location and providing a diversified income stream.

Adjoining the former cart shed are a range of general purpose buildings of timber frame construction with corrugated profile clad walls and roofs. Dependant upon the



requirements of the purchaser, the buildings could be retained to provide dry storage and livestock accommodation or removed with the area being landscaped to create further amenity space to benefit the residence.

Lot 1 benefits from a grassland paddock known as 'The Stripe' which extends to approximately 4.07 acres (1.65 hectares).

Lot 1 extends in all to approximately 9.96 acres including the farmhouse, buildings, land and fishing.

Lot 2 – land at Hestholme

Lot 2 extends in all to approximately 19.77 acres and comprises a productive block of improved meadow land extending to approximately 18.58 acres, woodland extending to approximately 0.28 acres and river banking and river bed extending to approximately 0.91 acres.

There is a traditional Dales field barn, extending to approx. 775 ft², of stone construction under a corrugated profile clad roof off which, a timber framed building, extending to approx. 1,575 ft², with corrugated iron clad walls and roof provides further dry storage.

The underlying soil type is classified as being part of the Alun series which is a deep stoneless loamy soil suitable for dairying and stock rearing on permanent and short-term grassland.

The land is bounded by Bishopdale Beck to the east and the A684 public highway to the south. Access is taken directly from the A684. A public footpath travels from the farm track in a north-westerly direction across the land to the banks of the River Ure where it continues towards Aysgarth.

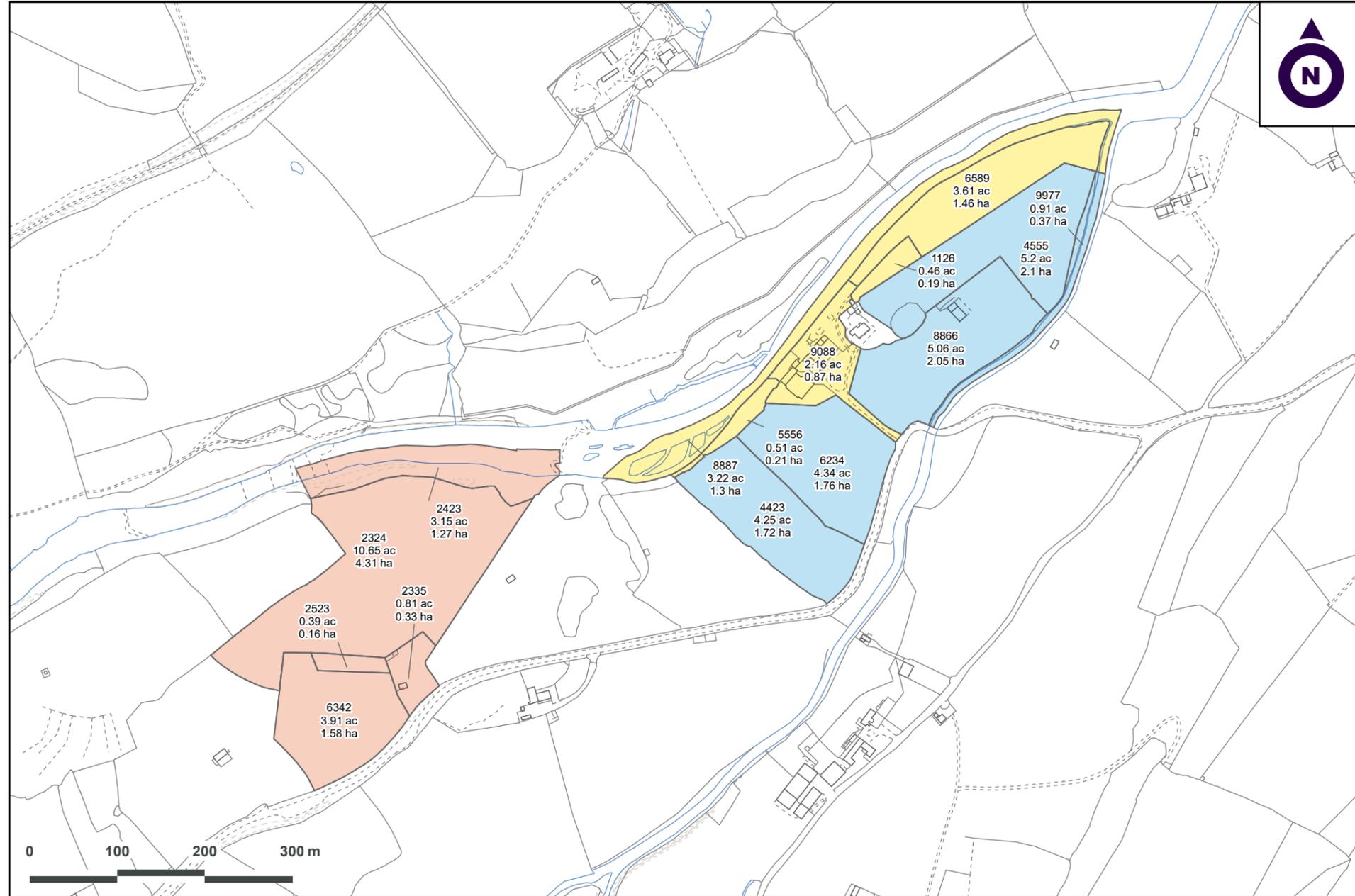
Lot 3 – land at The Heads

Lot 3 extends in all to approximately 18.91 acres and comprises a productive block of improved meadow land extending to 15.37 acres, woodland extending to 0.39 acres and river bank and river bed extending to approximately 3.15 acres.

There is a timber frame building extending to approx. 615 ft² with corrugated iron clad roof and walls which provides storage for feedstuffs.

The underlying soil type is classified as being part of the East Keswick series which is a deep well-drained fine loamy soil being suitable for grassland.

The land benefits from frontage to the A684 public highway and is bound to the north by the River Ure.



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Method of Sale

Hestholme 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.

Services

The Property benefits from connections to mains electricity and mains water. Foul drainage is to a private septic tank that is considered to be non-compliant with the General Binding Rules and vendors are expected to have factored this in when making any offer to purchase. Heating is provided by oil fired central heating with log burning stoves providing secondary heating.

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.

A public footpath transects the land to the west of the farm track and follows the river bank towards Aysgarth.

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 - F (22), Potential - B (87)

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.

Lots 1 and 3 benefit from frontage to the River Ure thereby allowing the purchaser(s) a unique opportunity to enjoy fishing right on what is a well-regarded improving salmon and trout river.

Local Authority

Yorkshire Dales National Park
www.yorkshiredales.org.uk

North Yorkshire Council
www.northyorks.gov.uk

Directions

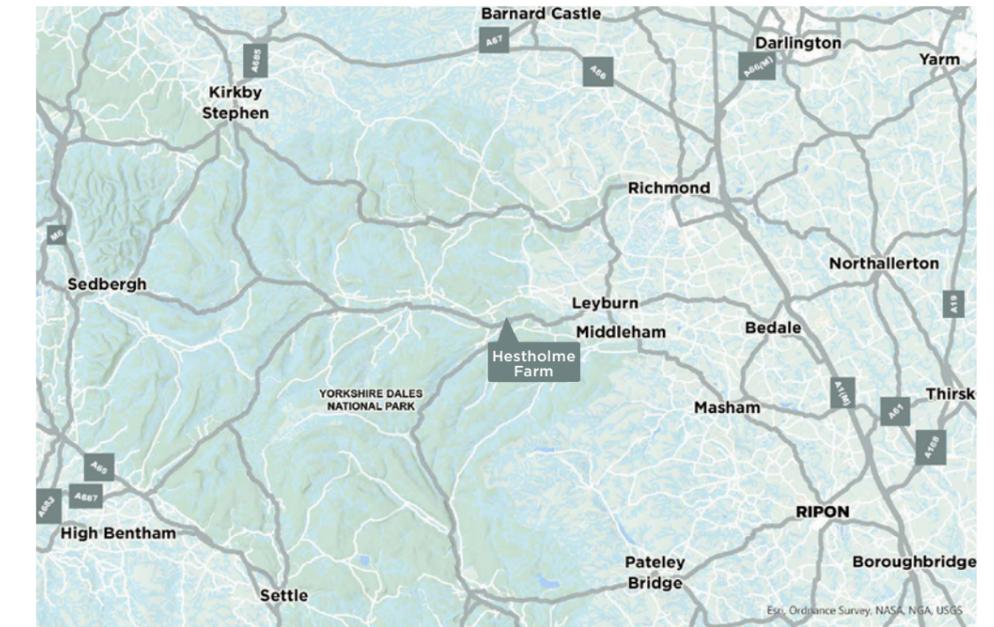
From Leyburn travel west on the A684 towards Hawes and travel through the villages of West Witton and Swinithwaite. After leaving Swinithwaite, travel approximately 1.2 miles, down Temple Bank and Hestholme Farm is situated immediately on the right hand side after crossing Bishopdale Beck.



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Land plan

- Lot 1: 9.96 acres (4.03 hectares)
- Lot 2: 19.77 acres (8.00 hectares)
- Lot 3: 18.91 acres (7.65 hectares)



Esri, Ordnance Survey, NASA, NOAA, USGS



Harrogate

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Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk

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Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

HESTHOLME FARM, AYSGARTH, LEYBURN, NORTH YORKSHIRE, DL8 4UN

For Sale by Informal Tender

TENDER FORM AND CONDITIONS OF SALE

Offers should be submitted to the Selling Agent no later than

12 NOON on FRIDAY 17TH JANUARY 2025

by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

Your attention is drawn to the following Conditions of Sale:

- 1) All offers will be based on the Particulars of Sale (or as may be varied by any further information which may be notified) and will be subject to contract.
- 2) All offers are to be expressed as a specific sum and as an uneven figure in order to avoid identical bids and shall be stated in Pounds Sterling.
- 3) A contact name and telephone number should be provided for a financial reference to accompany your offer and state whether it is Cash, Subject to Finance or subject to the sale of another property.
- 4) The name and address of your solicitors who will deal with the contract should be supplied and the successful Offeror will be expected to exchange contracts and pay a 10% deposit within 28 days of acceptance, with a completion date to be mutually agreed thereafter.
- 5) Offers will be reported to the Vendors immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Vendors do not undertake to accept the highest or any offer and reserve the right to further negotiate the sale and disclose offer levels in open negotiations.
- 7) As per the Money Laundering Regulations, the Selling Agent is required to verify identity and proof of residence of the Purchaser. Accordingly, the successful purchaser will be required to attend the Harrogate office of Carter Jonas and provide a form of identification and proof of address. Further details are available on request.
- 8) Offers made by email should be submitted under the subject heading "HESTHOLME FARM, AYSGARTH, LEYBURN" or written in the top left hand corner of the envelope if posted.

Offers should be completed and submitted on the form attached overleaf.

**HESTHOLME FARM, AYSGARTH, LEYBURN,
NORTH YORKSHIRE, DL8 4UN**

Carter Jonas

Subject to Contract
TENDER FORM

To be returned to Selling Agent's Harrogate Office
12 NOON on FRIDAY 17TH JANUARY 2025

Carter Jonas LLP
Regent House, 13-15 Albert Street
Harrogate
North Yorkshire
HG1 1JX

sam.johnson@carterjonas.co.uk

Tel: 07768 658217

Name

Address

.....

Email

Telephone

Offer

Lot	Description	Guide Price	Offer
Lot 1	Low Bonwick Farmhouse, traditional Hestholme Farmhouse, farm buildings, land and fishing rights in all extending to approx. 9.96 acres.	£600,000	£
Lot 2	Traditional field barn and productive meadow land situated in the heart of Wensleydale extending in all to approx. 19.77 acres.	£200,000	£
Lot 3	Productive meadow land situated in the heart of Wensleydale with frontage and fishing rights to the River Ure extending in all to approx. 18.91 acres.	£200,000	£

If you wish to offer outside of the defined lotting or if the purchase is subject to any conditions such as survey, planning or timescale please give full details below.

.....

.....

My / Our offer is:
(delete as applicable)

a Cash purchase

Subject to Finance

Subject to the sale of other property

Financial Reference (if applicable):

Name

Address

.....

Telephone

Solicitor

Name

Address

.....

Telephone

Please state if the offer is subject to the sale of a property or land giving outline details such as value, anticipated timescales and any other relevant details on a covering letter.

Signed

Dated

Print name

TO BE RETURNED TO CARTER JONAS
ON OR BEFORE 12 NOON on FRIDAY 17TH JANUARY 2025

Carter Jonas

REGENT HOUSE
13-15 ALBERT STREET,
HARROGATE,
HG1 1JX

Sam Johnson
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07768 658217