

Hardcastle  
Rural Surveyors

Lister  
Haigh

Lot 2

Lot 1

Development Barns at Hall Farm  
Green Hammerton | York | North Yorkshire





# Development Barns at Hall Farm

Green Hammerton, York, North Yorkshire YO26 8BH  
York 9 miles, Wetherby 6.5 miles, Harrogate 10 miles

TWO SUBSTANTIAL BUILDINGS WITH CLASS Q  
PLANNING PERMISSION FOR CONVERSION TO TWO  
DWELLINGS WITH SURROUNDING LAND  
AND VIEWS OVER OPEN COUNTRYSIDE

- Lot 1: Brick Barn with Class Q planning consent set in 0.50ac  
of land and yard area                      Guide Price £275,000
- Lot 2: Range of Brick Buildings with Class Q planning consent  
set in 0.37ac of land                      Guide Price £300,000
- Lot 3: Additional area of yard and land extending to 0.67 acres  
available to the buyer of Lot 1              Guide Price £ 50,000
- Lot 4: 1.17 acres of arable land to the north of the steading  
available to the buyer of Lot 2              Guide Price £ 50,000

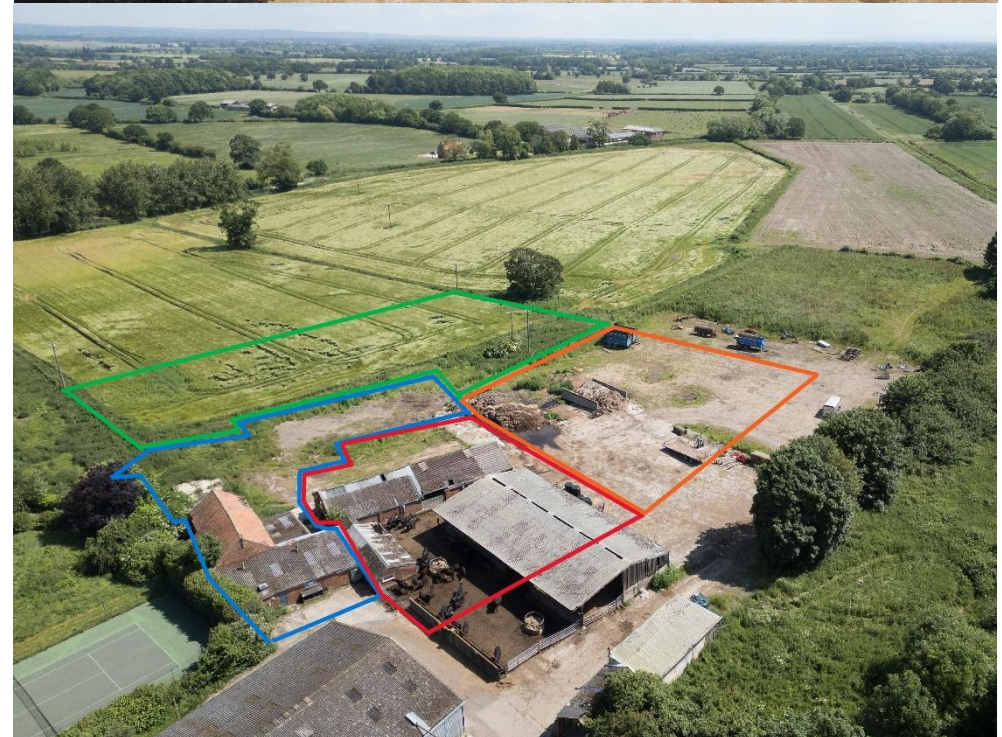
For sale as a whole or in lots

**Hardcastle**  
Rural Surveyors

The Manse, Main Street,  
Kirkby Malzeard, Ripon,  
North Yorkshire, HG4 3RS  
Tel: 01765 658525  
info@hardcastlerural.co.uk  
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**Lister**  
**Haigh**

106 High Street,  
Knaresborough,  
North Yorkshire, HG5 0HN  
Tel: 01423 860322  
knaresborough@listerhaigh.co.uk  
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## Situation

Hall Farm lies at the edge of the sought after village of Green Hammerton and looks over open countryside. With easy access to the A1 (M) four miles away, and York and Harrogate both only ten miles away with extensive facilities. Knaresborough, Wetherby and Boroughbridge are also an easy drive away.

## Description

Lot 1 comprises a brick built former agricultural building with steel frame and fibre cement roof set in approximately 0.50ac of yard area and land. An additional 0.67 acres (Lot 3) of land is available by separate negotiations. The building has class Q planning consent granted for conversion to a single four-bedroom dwelling with parking and garden area.

Lot 2 comprises a range of brick/concrete block built buildings with steel/ timber frames under fibre cement and pantile roofs set in 0.37ac of land. An additional 1.17 acres (Lot 4) of land is available by separate negotiations. The buildings have class Q planning consent granted for conversion to a single three bedroom dwelling with parking and garden area.

## Tenure

Freehold with vacant possession on legal completion.





## Lot 1

The Lot comprises a brick-built former agricultural building with steel frame and fibre cement roof set in 0.50ac of land and yard area. The building has class Q planning consent granted for conversion to a single four-bedroom dwelling with parking and garden area.

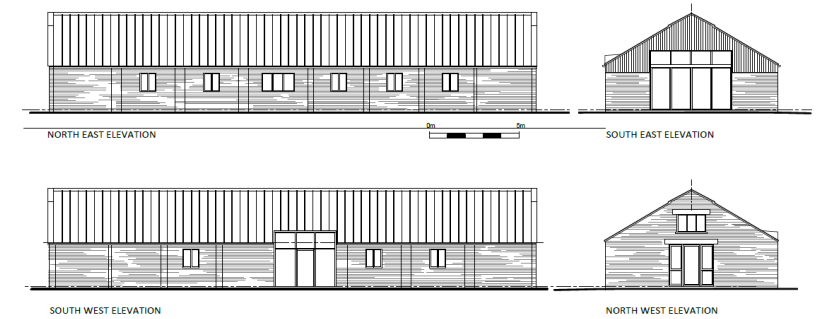
The planning permission was granted on 3<sup>rd</sup> November 2022 under application number 22/03535/PBR by North Yorkshire Council, it is valid for and must be completed within a period of three years from the date of approval. The consent provides for a potential floor area of 2,421sqft with the following accommodation: Kitchen/ Dining Room/ Living Room, Office, Utility, Snug, 4 x Bedrooms, 1 x Bathroom, 2 x en-suite, 1xW/C. There is potential to seek amendments to the proposed layout and design of the property subject to further planning permission.

A revised planning application was submitted to North Yorkshire Council under application number ZC24/01730/PBR. It was registered with the Council on 24<sup>th</sup> May 2024 and was granted permission on the 17<sup>th</sup> July 2024. The consent provides the same accommodation as outlined above and is valid for a period of three years from the date of approval.

The purchaser of Lot 1 will also have the option to purchase Lot 3, which is 0.67 acres of additional agricultural land. The land would be suited to conversion to an extensive garden or amenity paddock area, subject to planning permission.

Lot 1 Guide Price: £275,000

Lot 3 Guide Price: £50,000



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<b>Lister Haigh</b>	
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Project	Conversion of Barns at Hall Farm, Back Lane, Green Harrogate, York
Client	Mrs H. Roberts, Mr A. Taylor & Mr R. Leatham
Date	Proposed Plans & Elevations
Scale	1:100 @ A2
Drawing No.	17155/07
Revision	02/24





## Lot 2

The Lot comprises a range of brick/ concrete block built former farm buildings with steel/ timber frames under fibre cement and pantile roofs set in 0.37ac of land. The buildings have class Q planning consent granted for conversion to a single three bedroom dwelling.

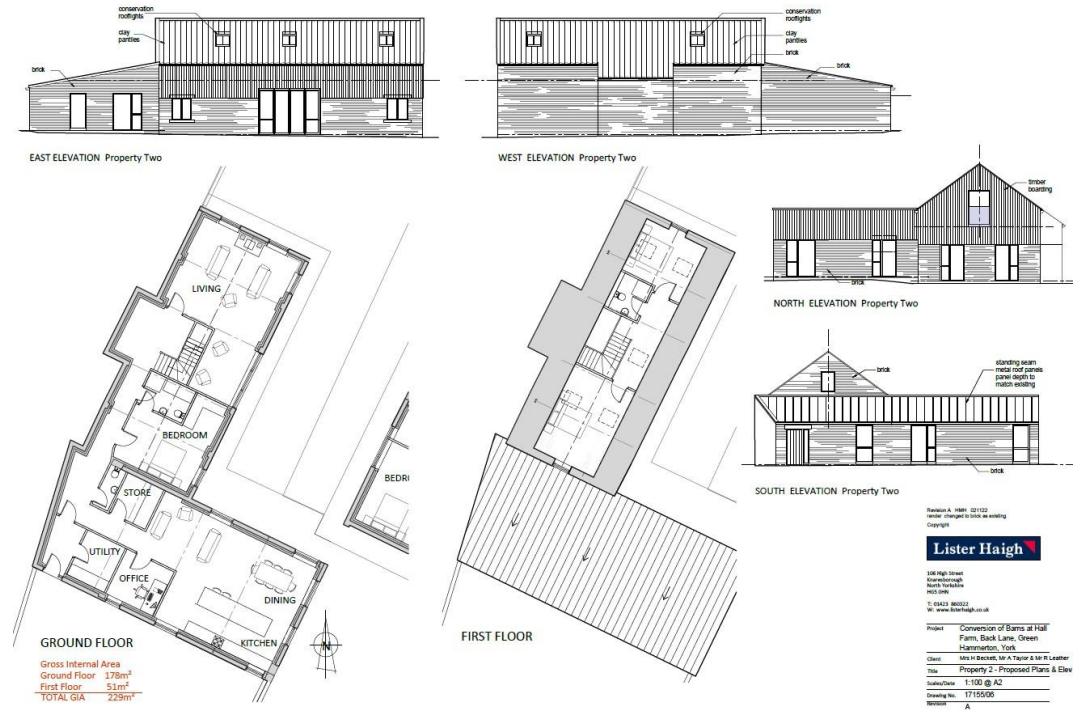
The planning permission was granted on 3rd November 2022 under application number 22/03222/PBR by NorthYorkshire Council, it is valid for and must be completed within a period of three years from the date of approval. The consent provides for a potential floor area of 2,464sqft with the following accommodation: Kitchen/ Dining Room, Living Room, Office, Utility, 3 x Bedrooms, 1 x Bathroom, 1 x en-suite, 1xW/C. There is potential to seek amendments to the proposed layout and design of the property subject to further planning permission.

A revised planning application was submitted to NorthYorkshire Council under application number ZC24/01729/PBR. It was registered with the Council on 24th May 2024 and was granted permission on the 17th July 2024. The consent provides the same accommodation as outlined above and is valid for a period of three years from the date of approval.

The purchaser of Lot 2 will also have the option to purchase Lot 4, which is 1.17 acres of additional agricultural land to the north of the site. The land would be suited to conversion to an extensive garden or amenity paddock land, subject to planning permission.

Lot 2 Guide Price: £300,000

Lot 4 Guide Price: £50,000





## Viewing

The property may be viewed by appointment only. Please contact the joint selling agents to arrange a suitable time to view:

Hardcastle Rural Surveyors – 01765 658525

Lister Haigh – 01423 860322

The site is a working farm and prospective purchasers should take care when viewing, having regard to machinery, livestock and other hazards which are evident on site. We ask that prospective purchasers wear appropriate PPE when on site.

## Wayleaves, Easements & Rights of Way

The property is sold subject to all Rights of Way, public and private, which may affect the property. A right of way will be granted over the approximate route hatched on the plan to provide access to the rear of both dwellings and to access all lots.

## Services

Mains water and mains electricity connections are available on site. Buyers are to make their own enquiries as to connection costs.

## Fixtures & Fittings

Only those items specifically stated in these particulars are included in the sale. The outgoing tenant will remove the agricultural equipment from the buildings.

## Boundaries

Where the boundary maintenance responsibilities are known or to be allocated, these are shown on the site plan by an inward facing T mark. In the event of the property being sold to multiple parties the dividing boundaries are to be erected within 2 months of completion.

## Method of Sale

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Lot 3 & 4 are only available to the buyers of Lot 1 & 2 respectively and are not offered separately.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission an offer.

## Value Added Tax (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

## Sporting, Timber & Mineral Rights

The sporting, timber and mineral rights are included in the sale so far as they are owned.

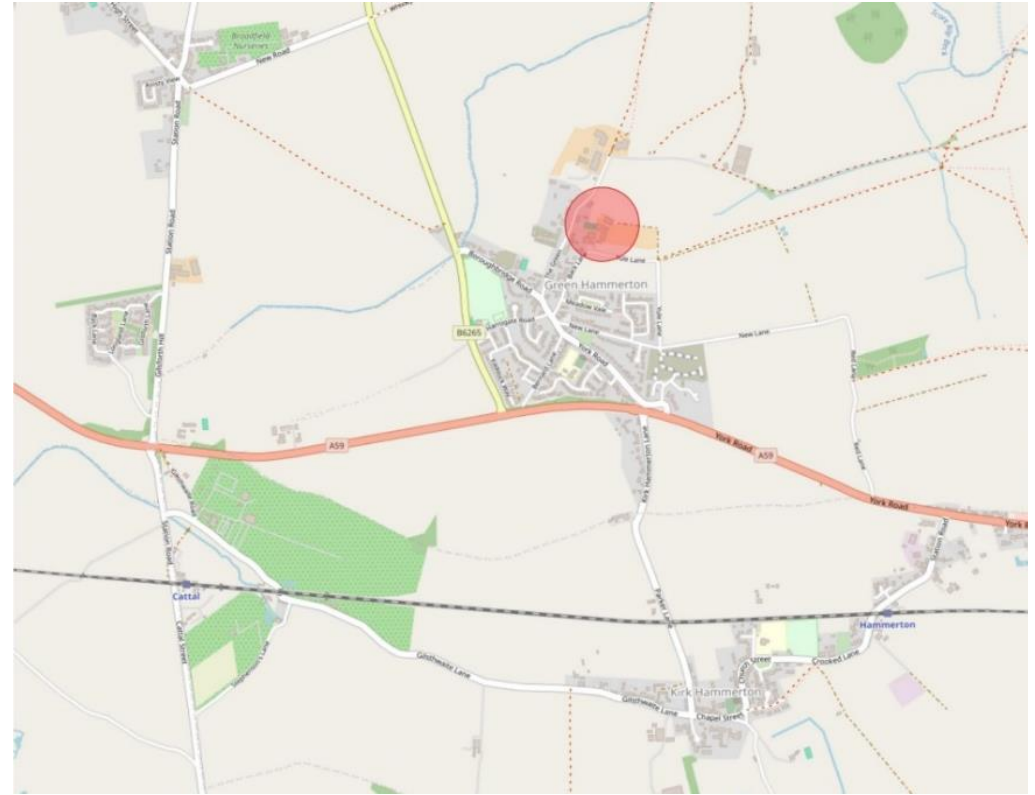
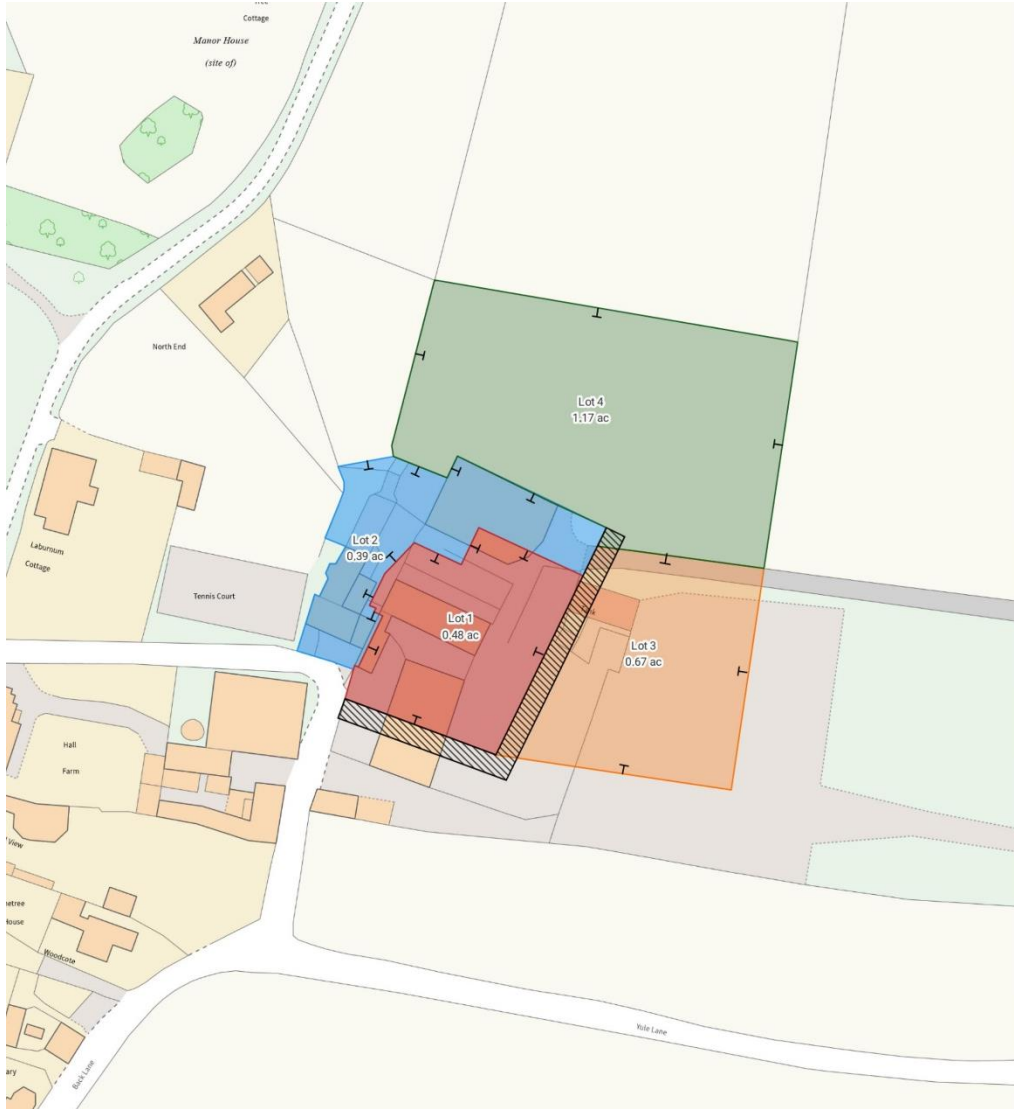
## Plans and Areas

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

## Important Notice

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.





### Local Authority

North Yorkshire Council (Harrogate District), St Luke's Avenue, Harrogate, HG1 2AE.  
01423 500600 [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

### Documents

Full details of both planning applications can be found on the above council website and are available from the joint agents.

**Disclaimer.** The joint agents give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, joint agents or any employee or agent thereof accept any responsibility for any error contained in these particulars.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.