

Bingley: approx. 3 miles. Keighley: approx. 4 miles. Bradford: approx. 7 miles. Halifax: approx. 9 miles. Leeds: approx. 20 miles.



Cowhouse Farm, Bingley Road, Cullingworth. BD13 5JE

- Compact smallholding
- Four bedroomed detached house □ Attached double garage
- Good range of modern farm buildings
- Approx 14.50 ha (35.83 acres) in total incorporating productive meadow and pasture land
- Good roadside location
- House Subject to an Agricultural Occupancy Clause
- Available as a whole or in 3 lots

Entrance Porch · Entrance Hallway · Sitting Room · Kitchen · Dining Room · Study · Utility Room · Shower Room · Landing · Bedroom 1 · En-suite Shower Room · Bedroom 2 · Bedroom 3 · Bedroom 4 · Family Bathroom · Double Garage · Gardens ·

Viewing: Strictly by appointment with the joint selling agents.

Guide Price: **£775,000 (for the whole)** Also available in separate Lots

Joint Selling Agents: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH
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Cowhouse Farm presents an increasingly rare opportunity to buy a compact self-contained smallholding with a substantial four bed farmhouse, a good range of modern buildings, yard and meadow and pasture land extending in total to 14.50 hectares (35.83 acres) or thereabouts, in an enviable location on the outskirts of Cullingworth.

The detached farmhouse, built in 1996 for the present owners, offers well laid out accommodation with four bedrooms, two reception rooms, three bathrooms, attached double garage, garden areas and benefitting from oil central heating.

The house now requires some updating and improvement but offers tremendous potential in this very handy location

Across in the yard there is a substantial range of modern general purpose agricultural buildings designed for ease of operation and suitable for a variety of uses. The generous yard area allows for further expansion of the buildings (subject to approval), all handily placed yet separated from the house.

A truly attractive package which will appeal to a number of purchasers and must be viewed to be appreciated.

Cullingworth village offers a range of shops and amenities, recreational pursuits and well respected primary and secondary schools. The location is also considered to be within commuting distance of many West and North Yorkshire business centres, including Bingley, Keighley, Bradford, Halifax and Leeds.

LOT 1 (edged red)

THE FARMHOUSE

Constructed in 1996, the detached farmhouse is built of artificial stone beneath an artificial stone slate roof and provides approximately 160 square metres (1,722 square feet) of well proportioned accommodation as shown on the floor plan included.

THE BUILDINGS

There is a very useful range of modern agricultural buildings which provide approximately 1,100 square metres (11,850 square feet) of covered space overall, laid out as follows:

Portal framed loose housing 32m x 12.2m

Portal framed loose housing with feed passage 32m x 18.3m

Portal framed general purpose 13.72m x 9.14m building

The buildings are situated in a good yard area offering room for expansion, subject to planning, and with good hardstanding and vehicular access around the buildings.

The Vendor has obtained planning permission for additional buildings, details of which can be found on our website.

THE LAND

The land around the farmhouse and buildings is situated in a ring fence running from 180 metres to 227 metres above sea level (591 feet to 745 feet) and generally has a south easterly aspect. The land does not currently have a water supply, however mains water is available in the yard and buildings.

LOTS 2 & 3

Situated to the south of Bingley Road, Lots 2 & 3 are a mixture of meadow and pasture land and both lots are accessed independently from Bingley Road. Both lots have natural spring water supplies.

Lot 2 (edged blue)

A good productive meadow extending to 1.41ha (3.48 acres) that has been reseeded and has been used for the production of good quality haylage.

Lot 3 (edged green)

A useful pasture of 1.28 ha (3.16 acres) currently used for grazing horses but please note that the timber stables are not included in the sale.

All the land has a mixture of dry stone walls and post and wire fences and there is good access to the field parcels from Bingley Road. The land is a mixture of Disadvantaged and Severely Disadvantaged within the Less Favoured Area as shown in the schedule and plan.

BASIC PAYMENT SCHEME

All of Cow House Farm is registered with the Rural Payments Agency under the Basic Payment Scheme. The farm has a total recorded BPS eligible area of 13.44 hectares for the 2017 Scheme year. In 2016 the farm will have a BPS payment of c. £2850. The Vendor will claim and retain the 2017 Scheme year payments. The Vendors will make available, by separate negotiation, the BPS entitlements for the whole or individual lots.

The transfer of the entitlements is subject to an additional charge of £200 plus VAT payable to WBW Surveyors Ltd who will oversee the transfer after completion.

PLANNING

Cow House Farm is situated within the City of Bradford Metropolitan District Council. By virtue of the Planning Consent dated 1 February 1995 (95/00271/FUL), the dwelling house is subject to the following restriction under Condition 3:

“the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town & Country Planning Act 1990, or any subsequent equivalent statutory provision, or in forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person”.

Prospective purchasers must satisfy themselves that they, or their intended occupiers, can comply with the occupancy restriction.

OVERAGE

The house and land will be subject to an overage clause of any future uplift in value if the agricultural tie is removed from the house or planning approval for residential development is obtained on the land within a period to be agreed.

SERVICES

We understand the property benefits from mains electricity (single and three phase), mains water and mains drainage. The house has oil fired central heating. Please note none of the services have been tested. WBW Surveyors Ltd who will oversee the transfer after completion.

COUNCIL TAX

Enquiries reveal the property is listed within Band E for Council Tax purposes.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY—The property is sold subject to all rights of way and easements, both public and private, which may affect or benefit the property.

TENURE

We understand the property is held freehold with vacant possession upon completion.

METHOD OF SALE

Cowhouse Farm is available for sale by private treaty as a whole or in any combination of lots. The property is divided for sale in the suggested lotting set out in these particulars, offers however will be considered for any part or combination of lots.

OFFER PRICING

The following prices are provided as a guide to assist prospective purchasers:

The Whole:£775,000

Lot 1:£700,000

Lot 2:£ 45,000

Lot 3:£ 30,000

VIEWING/FURTHER ENQUIRIES

The property may be viewed by strict prior appointment with the Joint Selling Agents:

Richard Turner & Son,

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

Tel: 01200 441351 or by [email: sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

Or the Joint Agents: WBW Surveyors Ltd. Please contact Victoria Bailey, Chloe Dolphin or Peter Williams on 01756 692900 or by [email:](mailto:victoria.bailey@wbwsurveyors.co.uk)

victoria.bailey@wbwsurveyors.co.uk chloe.dolphin@wbwsurveyors.co.uk

peter.williams@wbwsurveyors.co.uk

VENDOR'S SOLICITORS

Walker Foster Solicitors

3 High Street Skipton

BD23 1AA

Contact: David Barton

Tel: 01756 700200

LOCAL PLANNING AUTHORITY

City of Bradford Metropolitan District Council

Jacob's Well

Manchester Road

Bradford

BD1 5RW

Tel: 01274 432111

GENERAL

The internal photographs are reproduced for general information only.
 All measurements are approximate and are provided for guidance purposes only.
 Details Prepared: May 2017



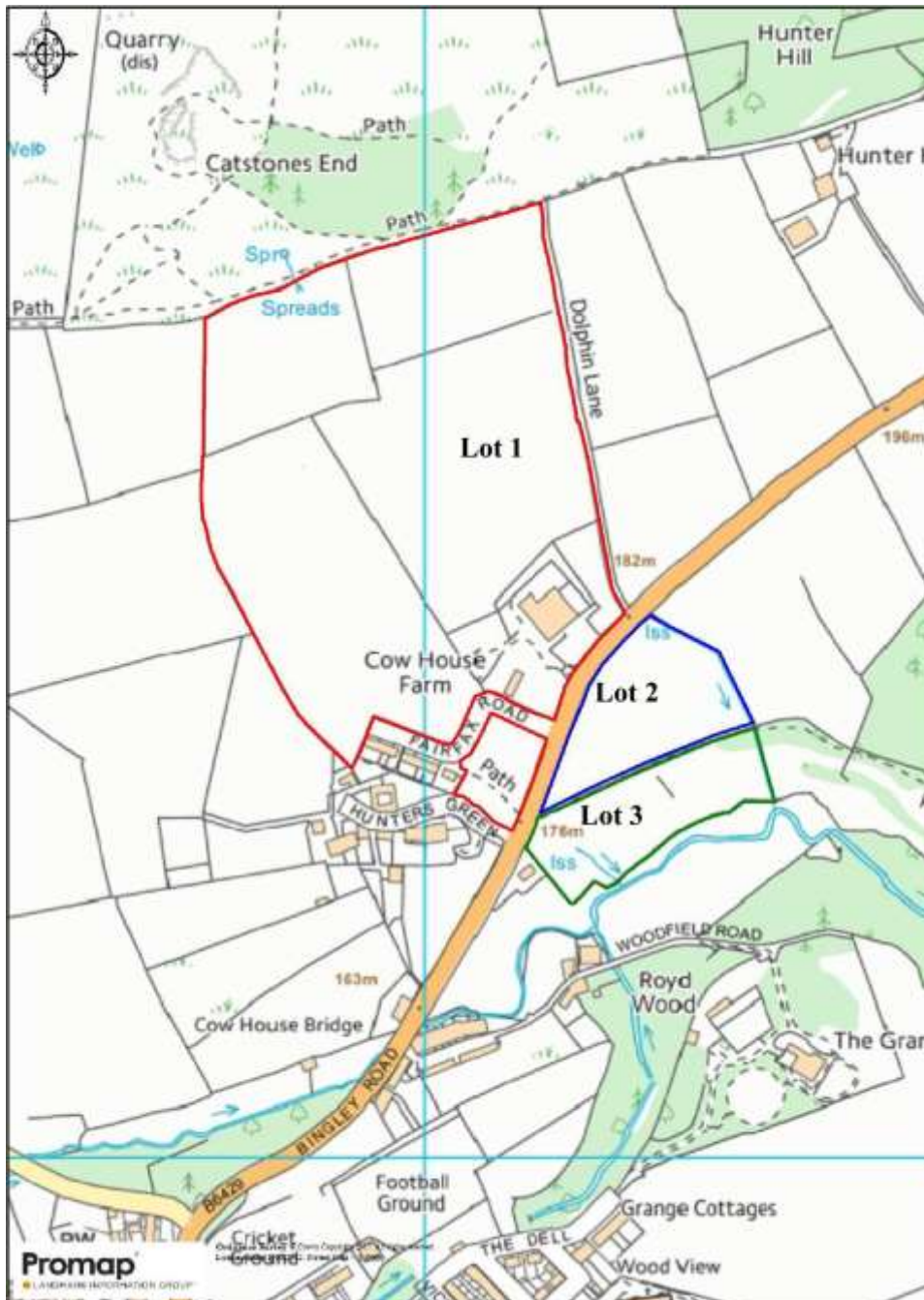
Total area: approx. 197.9 sq metres (2130.2 sq feet)

All measurements wall doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Plan produced using PlanUp.



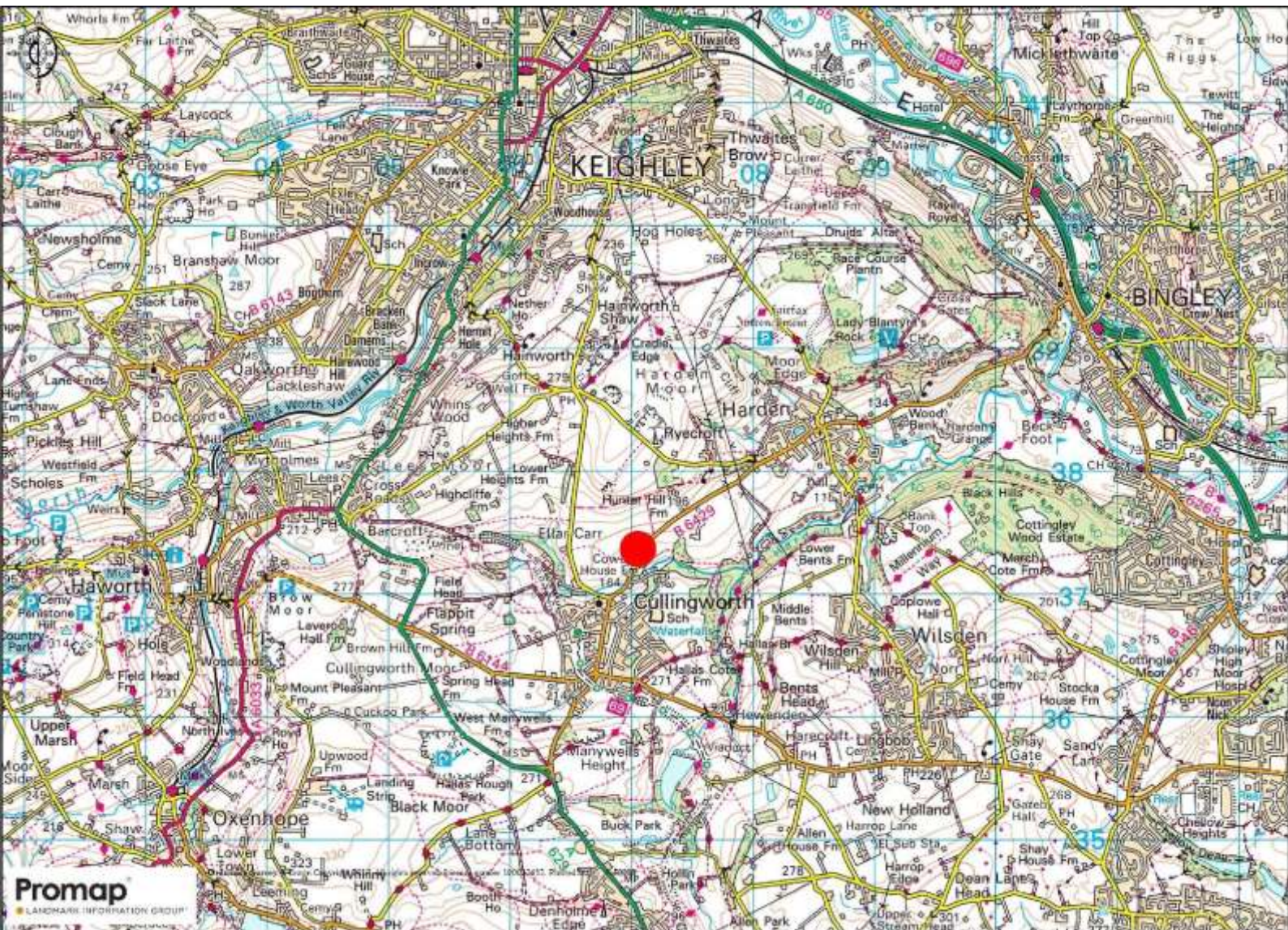
SCHEDULE

Sheet ID	Parcel ID	Hectares	Acres	English Region
LOT 1				
SE0637	9345	3.54	8.75	D
SE0637	8965	1.50	3.71	S
SE0737	0653	3.58	8.85	D
SE0737	0632	0.49	1.21	D
SE0737	0371	1.48	3.65	S
SE0737	0944	1.22	3.02	D
	(includes farmstead)			
	TOTAL	11.81	29.19	
LOT 2				
SE0737	1837	1.41	3.48	D
LOT 3				
SE0737	1829	1.28	3.16	D
	TOTAL	14.50	35.83	



(Not to Scale - For identification purposes only)





These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.

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