



Land at Manor Farm, Crossgates,
Harpham, YO25 4QT
Offers Over £1,500,000



An exciting opportunity to develop an attractive site on the edge of Harpham in the heart of the Wolds, extending to approximately five acres in total and comprising an impressive Grade II listed farmhouse and range of handsome brick built farm buildings with scope to provide seven substantial high specification dwellings through renovation, conversion and construction.

Full planning permission and listed building consent has been obtained under planning reference 22/01255/PLF and 22/01256/PLB respectively with the East Riding of Yorkshire Council

This property is Freehold.



Tenure: Freehold
East Riding of Yorkshire Council
BAND:

The site is located near to the church, in the centre of the attractive village setting of Harpham, which is approximately six miles northeast of the market town of Drifffield, offering a selection of retail, recreation, and leisure facilities. Harpham is also only 7.5 miles southwest of Bridlington, with a great connection to York, via the A614.

PLANNING

The project comprises the conversion of 5 redundant barns and the refurbishment of two existing houses at Manor Farm, Cross Gates, Harpham, East Riding of Yorkshire. The project involves alterations and extensions to former agricultural buildings to form 5 new dwellings and the refurbishment of two existing dwellings. One existing dwelling is a stunning Grade 2 listed farmhouse complete with large annex for conversion. The other dwelling is a delightful cottage in need of refurbishment with a Grade 2 listed outbuilding.

PLOT 1

A beautiful single storey barn ready for conversion with endless opportunities for creating a stunning family home. With stunning King post trusses on display the barn offers the opportunity to create an amazing mezzanine level at both ends of the property. Large gardens to the rear offer a tranquil and private setting.
1,484sqft (138m2)

PLOT 2

A stunning barn offering the opportunity to create an amazing 5 bedroom dream home. With unobstructed open field views large gardens and a 3 acre (approx.) paddock this exciting opportunity is rarely available. The barn has full planning permission to convert along with an attached single storey extension with vaulted ceiling accessed from the kitchen/dayroom. A truly unique opportunity
3,161sqft (294m2)

PLOT 3

An L-shaped barn ready for conversion to create a bespoke 3 bedroom property with vaulted ceilings and exposed kingpost trusses. A private and secluded plot utilising many of the original features with enclosed rear garden.
1,170sq/ft (109m2)

PLOT 4

A large and imposing barn offering the opportunity to create a large 5 bedroom family house with the

opportunity to purchase an adjoining 3 acre paddock. The barn is rectangular in shape with high ceilings and a stunning double height open entrance hall.
2,009sqft (187m2)

PLOT 5 (NEW BUILD)

A secluded barn offering a private location set adjacent to the village church with the added benefit of a large section of paddock for private use by the purchaser. The developed barn offers ¾ bedroom accommodation and large kitchen/lounge with uninterrupted views over open countryside.
1,955sqft (182m2)

PLOT 6(MANOR FARMHOUSE)

A beautiful Georgian Grade 2 listed property retaining many original features throughout, with the opportunity to create additional living space with an annexe to the side providing a games room, garden room and downstairs shower. Requiring full refurbishment the property will provide a spacious five bedroom house with lounge sitting room large kitchen and boot room/snug adjacent to the stunning St Johns church. Large gardens and adjacent garage to the rear.
4,080sqft (379m2)

PLOT 7(MANOR FARM COTTAGE)

A charming character cottage with the benefit of a grade 2 listed outbuilding providing endless opportunities to create a bespoke home. Requiring a program of refurbishment the property has a beautiful open fire in the lounge, kitchen, 2 bedrooms and large garden to the rear. 800sqft (74m2)

LOCAL SCHOOLS

Harpham is located within the catchment area for Burton Agnes C of E Primary School and Kilham C of E Primary School which are both rated Good by Ofsted. Drifffield School and Sixth Form is also the local secondary school, rated Good by Ofsted. There is also a selection of well-regarded private schools within commutable distance of the development.

TENURE

Freehold with vacant possession

SERVICES

LOCAL AUTHORITY

East Riding of Yorkshire Council

METHOD OF SALE

The property is offered For Sale by Private Treaty.

VIEWING





AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

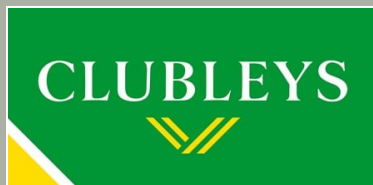
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.