

# PENHILL FARM

WEST WITTON, LEYBURN

North Yorkshire



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## WEST WITTON, LEYBURN, NORTH YORKSHIRE

Leyburn 4 miles • Middleham 5 miles • A1(M) J52 14.5 miles • Northallerton Station 22 miles

### A GLORIOUSLY SITED STUD FARM OR TRAINING ESTBALISHMENT BY THE MIDDLEHAM GALLOPS

Traditional 3 bedroom farmhouse with barn and 8 box yard

Stable barn with 19 boxes and indoor turnout area

Railed and walled paddocks and pasture

**In all around 66.9 acres (27.07 ha.)**



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Robin Jessop

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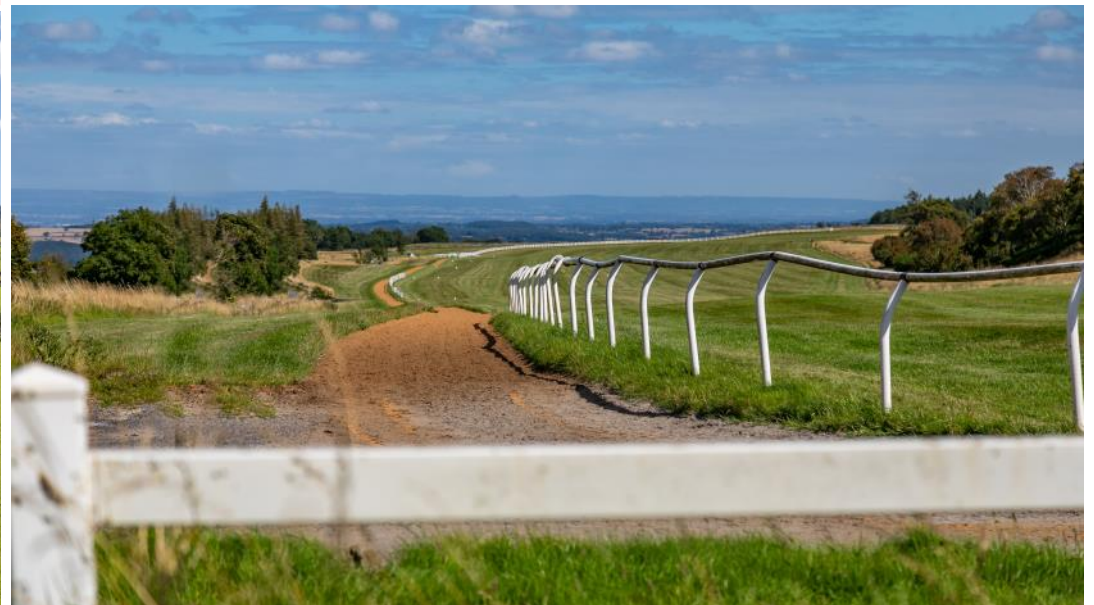
### Introduction

Penhill Farm is in a dramatic position high up in the Yorkshire Dales in the lee of Penhill, a prominent landmark. The views are spectacular over Wensleydale and Middleham High Moor, part of the renowned complex of gallops that make Middleham such a successful centre for racehorse training. Leyburn is a thriving market town and commuting is possible to Harrogate, Leeds, and York.

### The Opportunity

Penhill Farm is an unrivalled opportunity to buy a small farm or training yard so close to the Middleham Gallops, and at the same time having enough land for a completely independent equestrian use. It is rare to find a well appointed farm of this size in such a lovely position.

There is scope, subject to planning approval, for increasing the size of the house. The Yorkshire Dales are renowned for breathtaking tourism and Penhill is so well placed, being on the edge of the National Park



## **Description—**

### **The House**

The house is a traditional stone built three bedroom detached farmhouse with a large kitchen and dining area with a fireplace. Off the back hall are the cloakroom and the utility room, which provides a useful access the courtyard at the rear of the property. On the first floor, there are three double bedrooms and family bathroom with a separate wc. The attached 2 storey barn invites expansion, subject to planning approval. The house is completed with a patio and private garden to the rear.

The attractive courtyard to the rear of Penhill Farm comprises 8 stables, a tackroom, an office and a staff room.

### **The outbuildings.**

There is a substantial modern, general purpose barn with 19 stables, and an indoor turnout area. By the barn is a covered horse walker. There is planning permission to build a 20x15m barn for 8-10 stables with a large under-cover storage area.



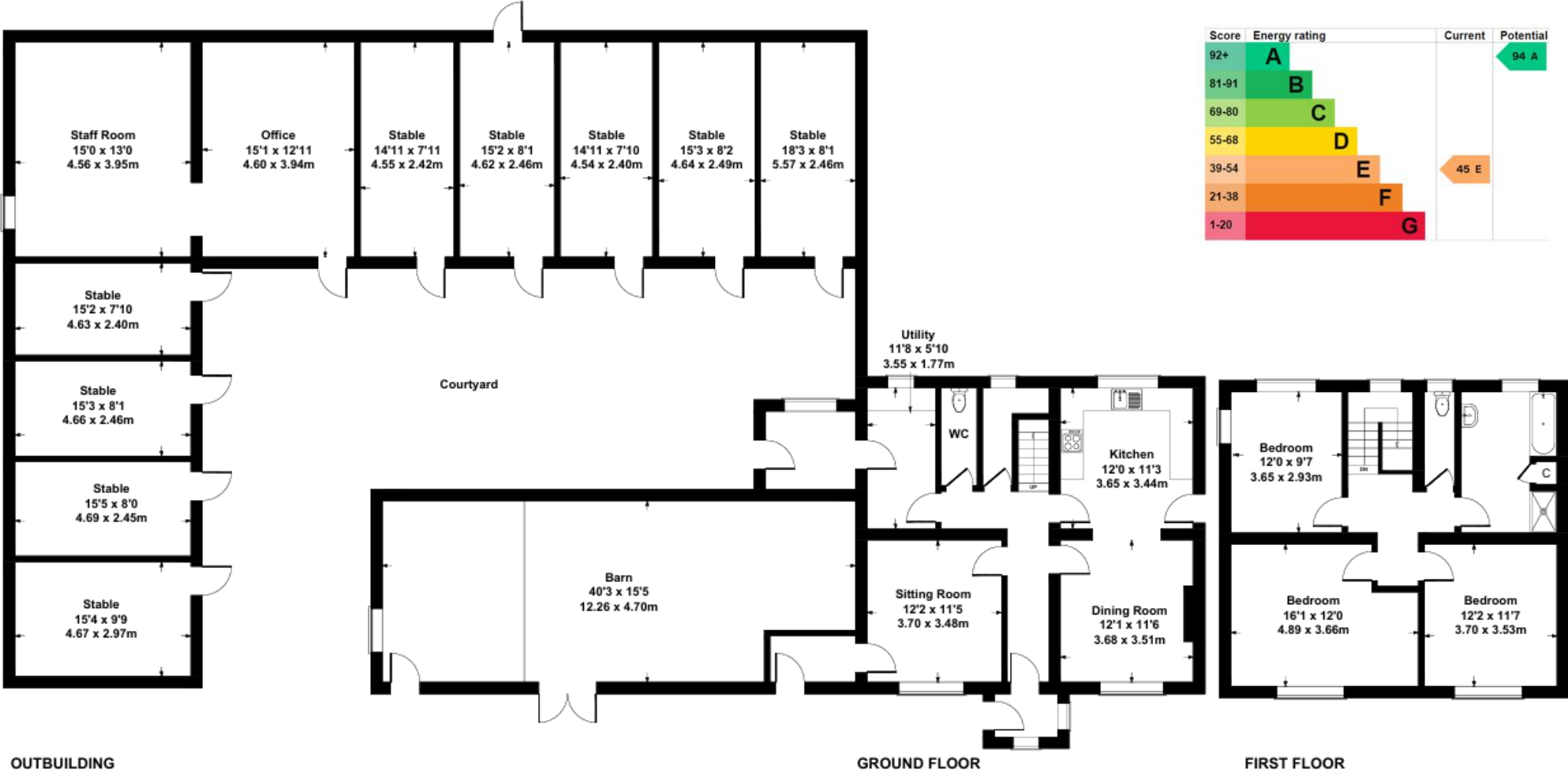
### **The pasture.**

Some of the best grazing has post and railed with stone wall boundaries. The pasture is partly over limestone and partly over chert providing good horse ground. Penhill Farm has its own spring water which supplies the pasture as well as the house and buildings.

Overall, Penhill Farm offers a unique opportunity to purchase an established stud farm in a stunning and well positioned location. This property can appeal to those looking to continue the racing pedigree or to have a lifestyle change to running a small farm.

# Penhill Farm, West Witton

Approximate gross internal area  
 House - 137 sq m - 1475 sq ft  
 Outbuilding - 229 sq m - 2465 sq ft  
 Total - 366 sq m - 3940 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

A topographic map showing a large area outlined in red. A central portion of this red-outlined area is shaded in light blue. The map includes contour lines, a yellow road on the right, and green areas representing vegetation. A small orange building is visible near the top right of the red outline. Labels 'Penhill Farm' and 'Middleham High Moor' are present. A disclaimer box is in the bottom right.

Penhill Farm

Middleham  
High Moor

**NOT TO SCALE**

*For identification purposes only.  
Expressly excluded from any contract.*

**Directions:** From Leyburn: Take the A684 through Wensley. As you come into West Witton take the first left towards Melmerby and Carlton. After the hairpin bend, turn left after half a mile and Penhill Farm will be on the right.

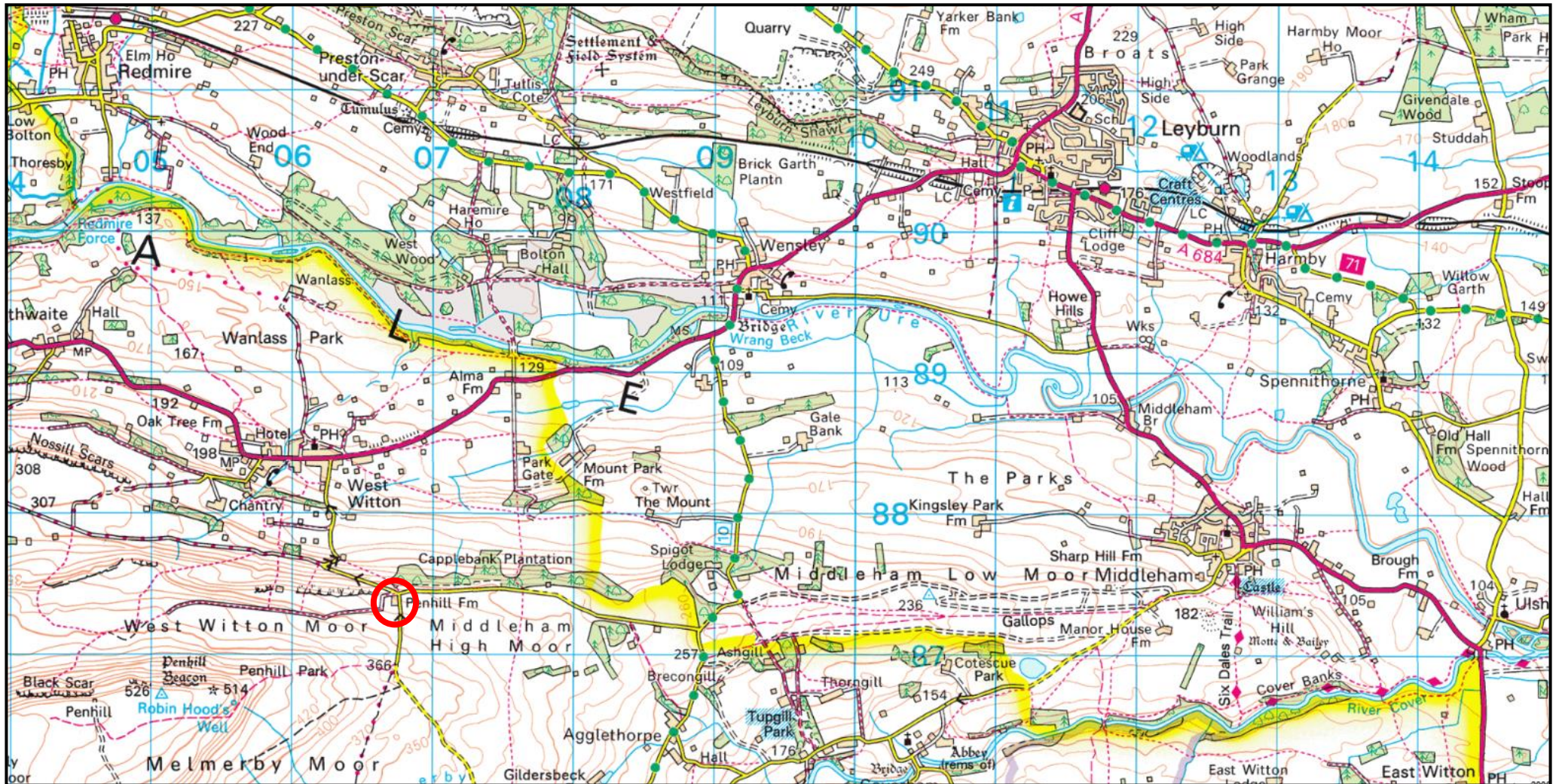
From Middleham: Take the road to Coverham with the gallops on the right. After 2½ miles turn right to Agglethorpe, then after 1½ miles turn right, signed to Wensley and Leyburn. After a mile turn left, then follow Common Lane for 1½ miles and Penhill Farm will in front of you.

**Postcode** DL8 4ND **What3Words:** ///importers.graduated.tinted

**Viewing:** Strictly by appointment with the joint sole agents Windsor Clive International and Robin Jessop Ltd

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## General Remarks

**Method of sale:** Penhill Farm is offered for sale as a whole by private treaty. The right is reserved to conclude the sale by other means at the agents' discretion.

**Offers:** All offers must be confirmed in writing. We will not report a verbal offer until it is confirmed in writing.

**Tenure and possession:** The freehold is available with vacant possession upon completion.

**Title:** NYK461279.

**Utilities:** Mains electricity. Private water supply from a spring which serves the fields and farm stabling. Drainage to a septic tank. Oil fired central heating. There is a free high speed broadband connection and £750 payment per year for hosting a mast is received.

**Fixtures and fittings:** Only those fixtures and fittings described in these particulars are included in the sale. The assets of the current business may be purchased subject to valuation.

**Local Authority:** North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. Tel: 01609 780780. [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Local Planning Authority:** Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969652300. [www.yorkshiredales.org.uk/planning](http://www.yorkshiredales.org.uk/planning)

**Council Tax:** Band E. **Business Rates:** Penhill Farm does not have a rateable value.

**Planning:** There is planning permission to build a 20x15m barn for 8-10 stables with a large undercover storage area.

**VAT:** Any price guide given or discussed is exclusive of VAT. In the event that the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition.

**Money Laundering Regulations:** Please note that the successful bidder is now required to provide 2 forms of ID and a proof of funds. We will have to take copies of the documents to comply with the Anti-Money Laundering Regulations.

**Boundaries, plans, areas, schedules and disputes:** The Boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle

**Important Notice** - Windsor Clive International and Robin Jessop give notice to anyone who may read these Particulars as follows:

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Windsor Clive International, nor any of their employees, have any authority to make or give any representation or warranty in relation to the property.
3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.
4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey and the Land Registry. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.



any party to compensation thereof. Should any dispute arise as to the boundaries, or any points arise on the general remarks and stipulations, particulars, schedules, or plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions acting as an expert shall be final.

**Sporting Rights and Mineral Rights:** The sporting rights and mineral rights are included in the sale with the exception of the area shaded blue which are reserved out to a third party.

**Easements, covenants, rights of way and restrictions:** The property is sold subject to and with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not. The land is split by Flint Lane which is a green lane which provides good access to all the land.

**Particulars prepared and photographs taken August 2024.**

