



Raygill House Farm, Ramsgill, Harrogate, Yorkshire HG3 5RT

A beautifully presented 5-bedroom dales farmhouse with an excellent range of traditional buildings, useful range of modern farm buildings with scope for alternative uses (subject to consents) and sat centrally within approximately 8ac of paddocks and grassland. Further lots of productive pasture and meadow land together with allotment land and sheep gaits on the adjoining moor are also available.

Lot 1: Farmhouse, Buildings & Paddocks

Guide Price £995,000

Lot 2: 102.80 Acres Meadow & Pasture

Guide Price £650,000

Lot 3: 79.21 Acres Allotment 332 Sheep Gaits

Guide Price £270,000

Lot 4: 106.59 Acres Allotment

Guide Price £380,000

For sale by Private Treaty

LOCATION & SITUATION

Raygill House Farm lies within the Nidderdale Valley in an elevated setting overlooking Gouthwaite Reservoir and running up to Ramsgill Moor. The land lies between 140m and 330m above sea level.

DESCRIPTION

An exciting opportunity to purchase a commercial upland livestock farm with a substantial detached and modernised 5-bedroom farmhouse, excellent range of traditional farm buildings, useful range of modern livestock buildings and sat centrally within approximately 295ac of productive meadow, pasture and allotment land. The property also includes sheep gaits on the adjoining moor.

The property is offered for sale in up to 4 lots as described below:

LOT 1 – FARMHOUSE, STEADING & PADDOCKS

Farmhouse

Raygill House Farmhouse is a traditional detached stone-built farmhouse sat in an elevated position with enviable views over Nidderdale. The property has recently been modernised throughout and provides comfortable and functional living space across two floors.

The accommodation comprises an entrance porch leading to an open plan kitchen/diner with modern fitted units and an electric night storage AGA suited to the farmhouse. An open archway leads through to the sitting room with views to the front of the house and with a cosy feel from the woodburning stove and oak flooring. A front porch provides access to the patio and garden area. Off the hallway is a generous double bedroom with en-suite shower room on the level ground floor. A doorway off the kitchen leads to the attached garage and utility room providing valuable storage space.

The first floor provides four double bedrooms, each with built in oak furniture and wardrobes. Two further en-suite shower-rooms and a main house bathroom provide suitable accommodation for families and guests.

To the front of the house is a generous garden laid mainly to lawn with full width patio adjoining the house. To the rear is a large gravel yard with ample parking for many cars leading to the garage.

The property benefits from UPVC double glazing throughout, zoned underfloor heating, fitted oak furniture to all bedrooms with matching oak doors and staircase. Additional attic storage is also available.

Farm Buildings

A good and well-maintained range of traditional stone barns adjoin the access and form a courtyard close to the farmhouse with an excellent range of modern farm buildings running to the east.

The buildings are well suited for use as a mixed cattle and sheep farm with the holding being used solely for sheep in recent years. Internal dividing gates and pen systems have been designed by the current owners to maximise the use of the modern buildings during lambing time and reduce labour requirements.

There is scope for a wide range of alternative uses of the farm buildings, subject to obtaining the appropriate consents.

The buildings are shown numbered on the plan and described below:

- Building 1 – Two storey stone barn 10.53 x 4.3m
- Building 2 – Stone Lean-to loose boxes 4.21x4.3m and 4.12 x 2.11m
- Building 3 – Single storey stone mistal 12.41 x 5.48m
- Building 4 – Single storey stone stables 12.84 x 3.65m
- Building 5 – Stone cart shed 5.51 x 5.71m
- Building 6 – Timber frame straw shed 12.05 x 6.03m
- Building 7 – Stone store & workshop 7.67 x 5.3m
- Building 8 – Timber frame sheep shed/general purpose building 18.15 x 6.15m
- Building 9 – Steel frame livestock shed 22.44 x 9.31m
- Building 10 – Steel frame livestock shed 17.97 x 8.76
With further 4.25 x 5.89m loose box
- Building 11 – General purpose steel frame shed 24.20 x 11.98m
- Building 12 – Sheep pens & Handling system 8.78 x 5.97m
- Building 13 – Two storey stone field barn 11.09 x 6.74m

Land

Lot 1 extends to approximately 8.76acres and includes approximately 7.34 acres of pasture land surrounding the steading. The land is well walled and fenced and suited to grazing livestock.

LOT 2 – MEADOW & PASTURE LAND

The land extends to approximately 102.80Ac (41.62Ha) and comprises a ring-fenced block of meadow and pasture land.

The land is well walled and fenced with recent capital grant schemes providing improvements to many boundaries. Access tracks lead from the village to the main block with road frontage to part and natural spring and stream drinking points serve much of the land.

The land is a mainly Grade 4 with soils of the East Keswick 2 series rising to soils in the Winter Hill series. These are described as deep well drained fine and coarse loamy soils with steep slopes locally.

LOT 3 – ALLOTMENT & SHEEP GAITS

The land extends to approximately 79.21Ac (32.05Ha) and comprises a ring-fenced block of allotment land divided into 4 parcels with a small set of sheep pens. The land is well walled and has access via a hard tracks from the village to the main sheep pens in field 9652. From there access can be gained to the wider parcel. Natural springs serve much of the land. The land is a mainly Grade 5 with soils of the Winter Hill series. These are described as thick very acid raw peat soils.

The 332 Sheep Gaits over Ramsgill Moor are included within this lot allowing scope for the management of a hefted flock.

LOT 4 – ALLOTMENT

The land extends to approximately 106.59Ac (43.14Ha) and comprises a ring-fenced block of allotment land divided into three parcels. The land is well walled and fences and has access via a hard tracks from the village to gate at point G. Natural springs serve much of the land. The land is a mainly Grade 5 with soils of the Winter Hill series. These are described as thick very acid raw peat soils.

FIELD SCHEDULE

The following is a schedule of field areas based on the RPA Rural Land Register maps.

Lot	Sheet No.	Field No	Ac	Ha	Use
1	SE1170	0355	0.12	0.05	Pasture
1	SE1170	0457	0.13	0.05	Yard
1	SE1170	0653	0.29	0.12	House
1	SE1170	0855	0.83	0.34	Yard
1	SE1170	1151	4.80	1.94	Pasture
1	SE1170	1160	0.45	0.18	Pasture
1	SE1170	3577W	2.10	0.85	Pasture
Lot 1 Total			8.76	3.53	
2	SE1170	3577N	17.28	7.00	Pasture
2	SE1170	3577E	3.34	1.35	Pasture
2	SE1170	2850	4.60	1.86	Pasture
2	SE1170	3946	4.60	1.86	Pasture
2	SE1170	3961	3.73	1.51	Meadow
2	SE1170	4671	5.04	2.04	Meadow
2	SE1170	4941	4.71	1.91	Pasture
2	SE1170	5454	5.14	2.08	Meadow
2	SE1170	5477	1.01	0.41	Trees
2	SE1170	5844	0.04	0.01	Barn
2	SE1170	5865	3.18	1.29	Meadow
2	SE1170	6378	0.25	0.10	Track
2	SE1170	6132	7.47	3.02	Meadow
2	SE1170	6743	4.32	1.75	Meadow
2	SE1170	7155	7.23	2.93	Meadow
2	SE1170	6967	1.76	0.71	Meadow
2	SE1170	7769	7.13	2.89	Meadow
2	SE1170	8924	13.56	5.49	Pasture
2	SE1170	8450	2.62	1.06	Pasture
2	SE1270	0733	5.80	2.35	Pasture
Lot 2 Total			102.80	41.62	
3	SE1070	8961	2.66	1.07	Pasture
3	SE1070	9653	1.26	0.51	Pasture & Pens
3	SE1170	0314	16.38	6.63	Rough Pasture
3	SE1170	1533	28.37	11.48	Rough Pasture
3	SE1170	3810	27.19	11.00	Rough Pasture
3	SE1170	4925	3.37	1.36	Rough Pasture
Lot 3 Total			79.21	32.05	
4	SE1070	1566	41.82	16.92	Moor Allotment
4	SE1070	1382pt	0.99	0.40	Moor Allotment
4	SE1070	4135	24.08	9.75	Moor Allotment
4	SE1070	6554	39.70	16.07	Moor Allotment
Lot 4 Total			106.59	43.14	
Total			297.36	120.34	

Sheep Gaits

Raygill House Farm benefits from 332 sheep gaits over Ramsgill Moor, a registered common with the rights recorded in the commons register. Ramsgill Moor extends to approximately 2,354 acres (952Ha) and is managed as a commercial grouse shoot. There are a total of 1,132 gaits over the moor however at present only rights belonging to Raygill House Farm are exercised.

The moor is entered into a 10-year Countryside Stewardship Scheme Higher Tier Agreement running from January 2022. An agreement exists between the owner and the grazier with an annual payment made to the owner of Raygill House Farm for the correct grazing, shepherding and management of the sheep flock. The most recent annual payment is in the sum of £9206pa and this is understood to be transferable to a new owner should they wish to continue to manage a moorland flock. Full details of the scheme are available upon request.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights for grouse and black game over the area hatched black on the sale plan are excluded from the sale, being owned by an adjoining owner.

All other sporting rights are owned with the property and are included in the sale. There is scope to run a small shoot over the farm however the pheasant shooting has been leased out over recent years in return for additional grazing rights over the moor. The timber and mineral rights are included in the sale.

SERVICES

Mains electricity is connected to the house and buildings.

Heating within the farmhouse is from an oil-fired boiler with zoned underfloor heating to much of the ground floor and an electric night storage AGA within the kitchen. Sewage runs to a package treatment plan installed in 2012.

The farmhouse and buildings are connected to a shared spring water supply. This supply runs off the moor to a collection tank marked 'Water Tank' on the land. From there it feeds a holding tank (WT on the plan) before running to the farmhouse, Raygill Cottage and Raygill Barn. UV filters and pumps are housed in the garage to supply the farmhouse. Lot 1 will benefit from the water supply.

ACCESS & RIGHTS OF WAY

The property is accessed over a shared track running from Ramsgill village along the route A-B-C. The property benefits from a legal right of access over this stretch of track. The property also has access off the highway at point W on the plan.

Lot 2 will benefit from access over A-B-C-D with Lot 3 & 4 having access over A-B-C-D-E-F-G.

Raygill Cottage, Raygill Barn, Ramsgill Moor and Yorkshire Water each have a right over the same track and running along the route A-B-C-D-E-F-G. Maintenance of the track is on a shared basis between the owners.

The vendors are retaining a right of way on foot and with vehicles over the route W-X-Y-Z on the plan to access their retained land.

There are no public rights of way crossing the farm, however fields 1566, 1382, 4135 and 6554 are open access land.

BOUNDARIES

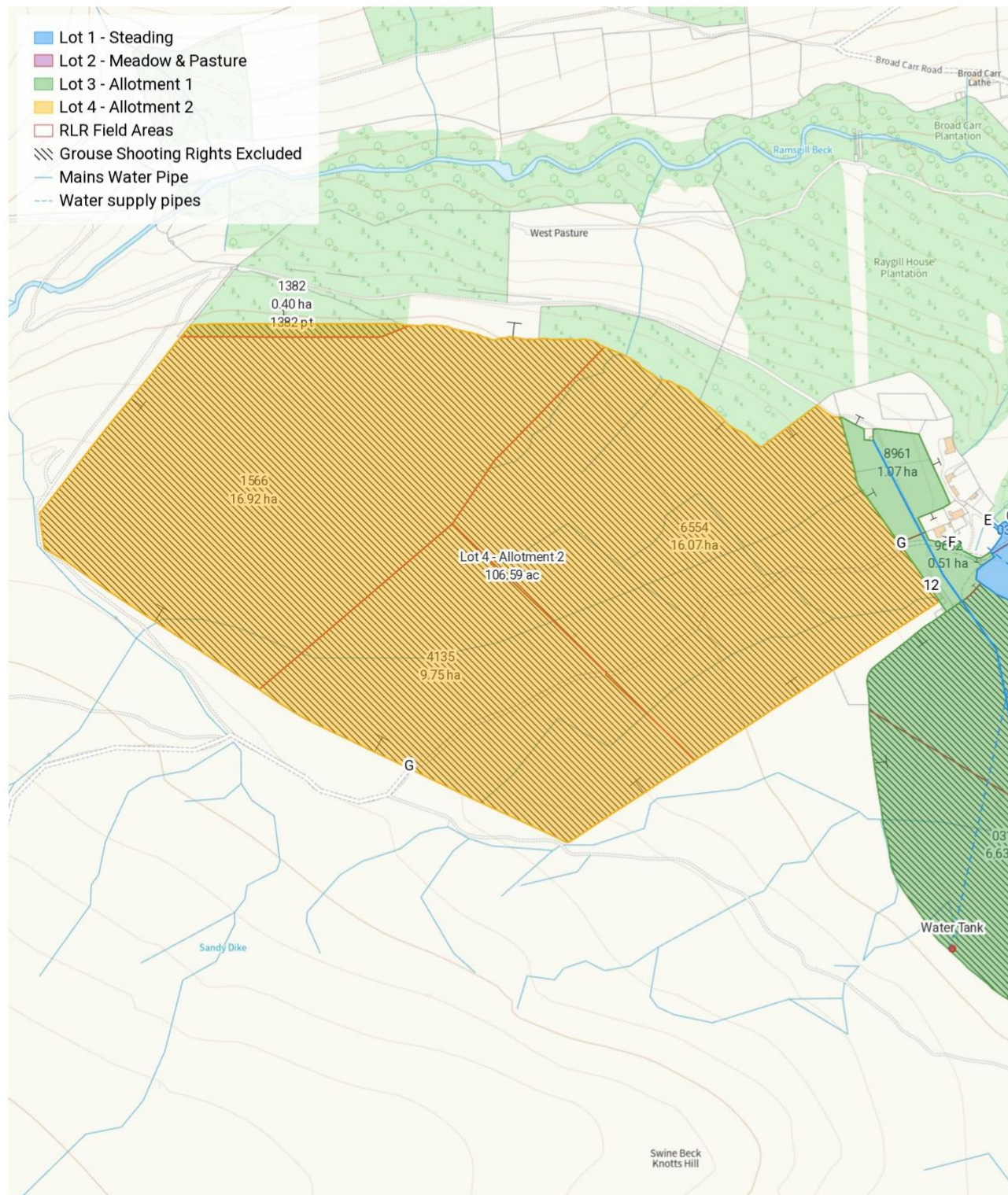
Where the boundary maintenance responsibilities are known or to be allocated, these are shown on the site plan by an inward facing T mark.

DIRECTIONS

From Pateley Bridge turn at the fuel station heading towards Ramsgill & Lofthouse. Continue on the road for approximately 4 miles, passing Gouthwaite reservoir on your right. On entering the village of Ramsgill, turn left before you reach the church up a single width access track which is marked by a For Sale board opposite. Continue up the track through a series of hairpin bends until the track levels out and Raygill House Farm is on your left-hand side.

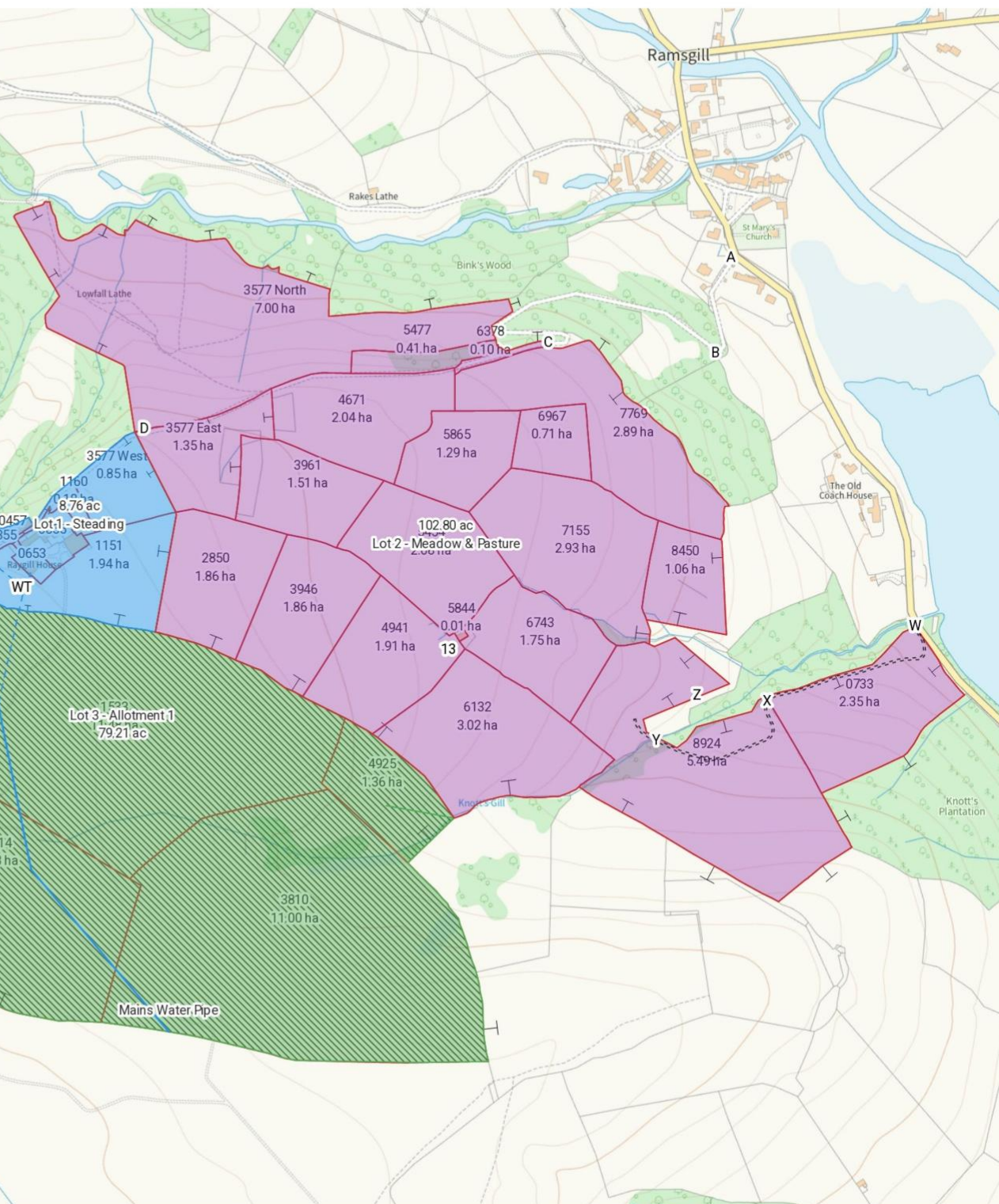
Hardcastle Rural Surveyors

Raygill Ho
Sale



Produced on Land App, Feb 20, 2025.

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100 m
Scale 1:6000 (at A3)



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Notwithstanding the above, a concrete tunnel/pipeline passes through the land carrying water to Bradford on the Nidderdale aqueduct. This is believed to be covered under an easement in favour of Yorkshire Water with the benefit of a right of way over the farm track.

Various overhead electricity lines cross the farm held on wayleave agreements.

PLANNING MATTER

It is considered that the traditional stone buildings on the holding have scope for conversion to for additional dwellings and that such a scheme would fit within the Harrogate District Local Plan policies at present, subject to certain criteria. No application has been made and it is up to prospective purchasers to make their own enquiries.

BASIC PAYMENT SCHEME

BPS Entitlements are now de-linked and all future De-Linked payments will be retained by the seller.

ENVIRONMENTAL STEWARDSHIP SCHEMES

The farm is entered into a Countryside Stewardship Scheme Mid-Tier agreement running for 5 years from January 2023 with the latest annual payment of £11,611.

The land is also entered into a Sustainable Farming Incentive Agreement running for 3 years from January 2024 with an annual payment of £6,913pa.

The Moorland is also subject to a CSS Higher-Tier agreement (see Sheep Gaits section for details) with the most recent annual payment being £9,206pa.

Full details of the schemes are available upon request with purchaser of each lot having the option to take over the agreement on completion.

FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale. Additional items may be available by separate negotiation.

HEALTH & SAFETY

Please note this is a working farm with livestock and vehicles/machinery present. Care should be taken during all viewings.

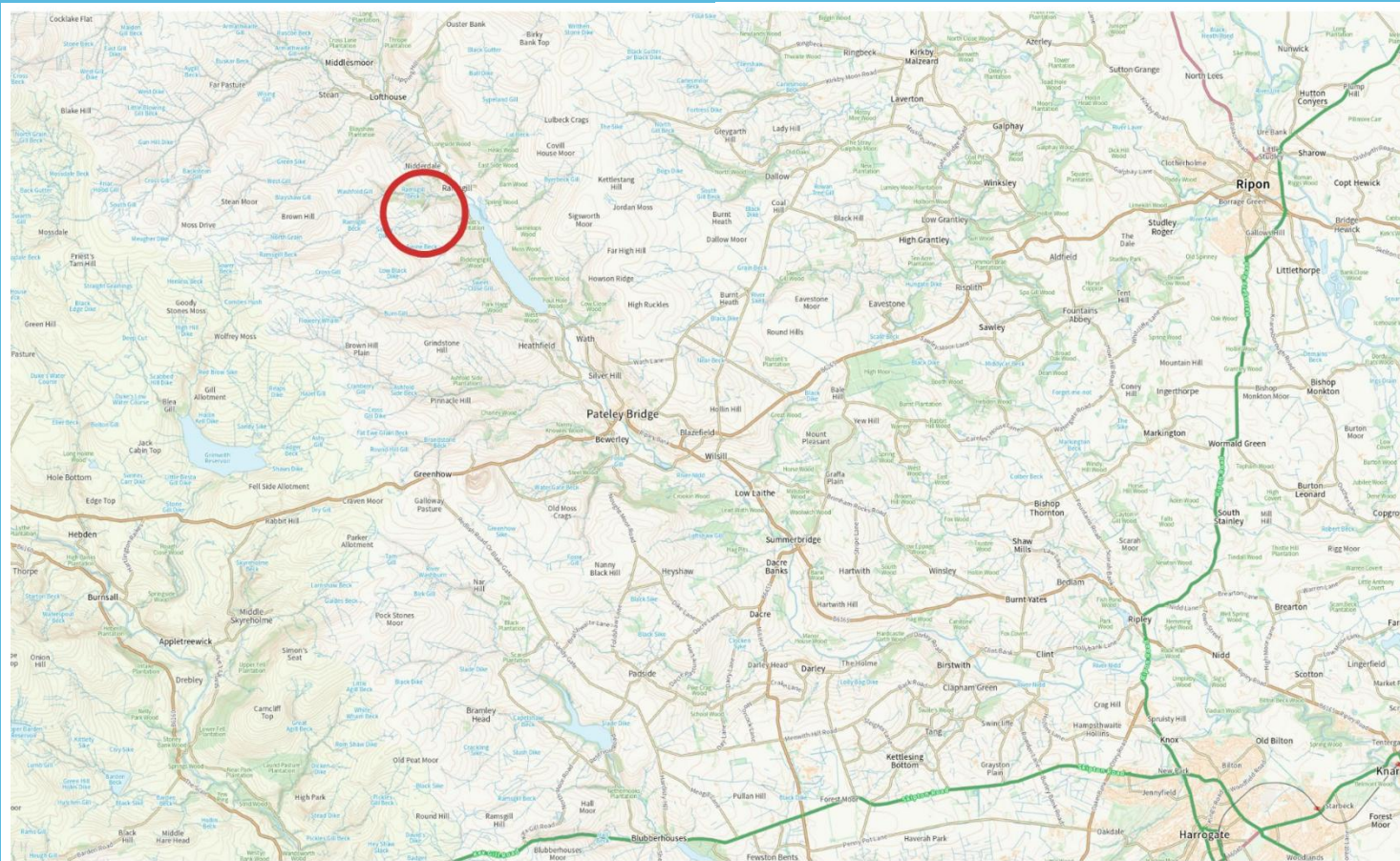
COUNCIL TAX & EPC

The farmhouse is within Band C. The Energy Performance rating is band C with potential for Band A.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





METHOD OF SALE

The property is offered for sale by private treaty in 4 lots although the vendor reserves the right to conclude the sale by any other method.

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.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park,
Northallerton DL6 2NA
Tel: 01609 780780 www.northyorks.gov.uk

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6. If you have any particular concerns or questions, please raise these with us prior to traveling to view the property.

Regulated by RICS

VIEWING

Viewings are strictly by appointment only with the selling agents. Please contact the office to arrange a suitable time.

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.

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.