



SWINDON BANK FARM SWINDON BANK

Pannal, Harrogate, HG3 1JD



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A superb opportunity to construct an outstanding eco-friendly new country house of almost 7500 sq ft with an existing range of stone farm buildings of some 3400 sq ft having extensive potential in addition, having extant planning permission. All situated in an enviable rural setting with a lovely southerly outlook and wonderful views to the west over Lower Wharfedale.

For sale as a whole as one lot

Planning for significant new country house of 7340 sq ft

stone farm buildings with extant planning for 3400 sq ft dwelling

Existing derelict farmhouse and buildings with potential

Southerly outlook and wonderful views

Convenient location south of Harrogate

Enviably rural setting



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Swindon Bank Farm

The chance to acquire a stone farmhouse in a convenient country setting south of Harrogate, is increasingly rare because they are almost all in private ownership and modernised to varying styles and degree. Often the size of these desirable homes is a function of the original building, with planning policy creating an element of constraint given the expectations of modern family living.

At Swindon Bank Farm, a new owner may decide to retain the existing dwelling and modernise to personal choice. However what places this property in a category of its own is a planning approval for the construction of a new country house of exceptional design, stature and presence that would then be best in class.

When coupled with the retention of the adjacent farm buildings for the likes of leisure facilities, garaging, or perhaps a secondary dwelling/further living accommodation over 2 floors, one soon appreciates why this is such a unique opportunity.

The present farmstead sits comfortably within a 3 acre holding with wonderful views over the surrounding countryside, particularly to the south west towards Otley Chevin and Ilkley Moor, as well as delightful sunsets over Almscliffe Crag outside North Rigton.

Development proposal

The combined expertise of specialist London based architects Ben Pentreath coupled with specialist designers Rural Solutions has secured detail planning permission for the construction of a new dwelling in classic English country house style, the likes of which are unlikely to be seen in the North of England let alone the greater Harrogate district.

With a close eye on detail, as one would expect the property of this calibre, the proposed house envisages generously sized rooms and ceiling heights plus an emphasis on open plan living. Meanwhile, the very impressive elevations respect the remaining adjacent and retained stone farm buildings given their potential for associated uses.

The approved dwelling is arranged over four floors extending to some 7340 sq ft (682 m²) and currently shown on plan as three first floor bedroom suites with second attic floor options, plus a grand ground floor entrance hall and three reception rooms incorporating a large open plan living area that forms of the centrepiece of what will be one of the most impressive private houses in the area.

The retained farm buildings retained sit to the west and north, being connecting and including a large traditional stone barn ideally suited for two story conversion. These buildings currently having a ground footprint of some 2350 sq ft (218 m²) and positioned to form a central courtyard that is envisaged as a formal landscaped garden area with direct access from the new main dwelling.

Situation and location

The rural nature of the location belies its convenience with excellent facilities in Pannal village itself, as well as South Harrogate and indeed the town centre. There are a number of schooling options within a 10 -15 minute drive, train stations at Weeton and Pannal, with a regular LNER service from Harrogate to Kings Cross. The commercial centres of Leeds, Bradford and York are commutable and the airport at Yeadon offers an increasing number of international flight options. The A1(M) motorway at Wetherby also offers good road access further afield.

Planning

Planning Permission was granted on 22 August 2023. Reference: ZC23/02378/FUL | Erection of a net zero/ carbon negative replacement farmhouse with solar panels, ground source heat pump, mechanical ventilation with heat recovery and battery storage; Demolition of 2 no. barns; Conversion of 1 no. Barn to domestic accommodation; Installation of new orchard; Landscaping and habitat creation. | Swindon Bank Farm Swindon Lane Pannal Harrogate North Yorkshire HG3 1JD

Further information and opinion on the current and historic/extant planning permissions is available from the selling agents.

Tenure

Swindon Bank Farm is offered freehold with vacant possession on completion. There is a bridleway and right of way to the farmland to the west that runs along the northern boundary of the property.

Services

Mains water and electricity are understood to be in the vicinity. Drainage is historically to a septic tank that needs replacement. Mains gas is not available. Current EPC rating: G

What3Words

move.presides.awoken


Directions

From the roundabout/junction at the southern end of the Harrogate bypass (junction of A61/A658) proceed south on the A61 towards Harewood. The entrance to the property is then on the right hand side after 0.3 miles.

Viewing arrangements

Strictly by appointment through the Boroughbridge office of GSC Grays, 01423 590500 - Reference Tim Waring (tajw@gscgrays.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	18	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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