



MALHAM TARN PROPERTIES

Malham Tarn, near Settle, North Yorkshire, England, BD24 9PU

TO LET - RARE OPPORTUNITY WITH EXTENSIVE POTENTIAL

savills

RARE OPPORTUNITY TO LET WITH EXTENSIVE POTENTIAL

Savills are delighted to present a unique opportunity through the National Trust to take a lease of Tarn House and its surrounding four properties, which until recently have been used as a field studies centre. The main historic hunting lodge is set in a stunning position overlooking Malham Tarn and offers fantastic scope for a community minded tenant to work alongside the National Trust as partners.

KEY FEATURES

- Grade II Listed buildings
- Tarn House with adjacent North Wing, Orchid House, High Stables and Sandhills Cottage
- The properties are suitable for a variety of uses (subject to planning consent)
- Spectacular views overlooking Malham Tarn and the surrounding Yorkshire Dales National Park
- Near the village of Malham and the popular attraction of Malham Cove



SITUATION

Tarn House and its adjoining properties are situated to the north of the village of Malham with spectacular panoramic views of Malham Tarn and the surrounding natural landscape.

The properties are suitable for a variety of uses and are located at the centre of the National Trust's Malham Tarn Estate, with the Pennine Way running just behind Tarn House. The properties can be accessed via Settle to the west, Arncliffe to the north and Skipton to the south.

MILEAGES

Settle 7 miles. Skipton 14 miles. Leeds 40 miles. Grassington 13 miles. Harrogate 35 miles. Malham 2.5 miles
(All distances approximate)



PROPERTY

Tarn House is an impressive property with its origins lying in the shooting lodge built by Thomas Lister originally as a summer house in 1780. North Wing and High Stables which both lie to the north were additions in the early 1800's. Previously tenanted and used as offices and accommodation by the Field Studies Council, the property is available with full vacant possession.

This property is constructed from dressed sandstone beneath a grey slate roof and consists of a ground floor, first floor, cellar and loft. With extensive accommodation, the property is well suited to alternative uses, subject to obtaining the necessary planning consents.

North Wing is located across a courtyard from Tarn House and currently comprises office space and extensive accommodation. Orchid House lies just behind North Wing and offers further work space. High Stables is to the north of the main property, formerly used as accommodation with thirteen bedrooms, bathrooms and multiple stores. Sandhills Cottage lies to the west and comprises kitchen, living room and 3 bedrooms with its own garden and outbuildings.

LOCAL ATTRACTIONS

The properties are situated in the Yorkshire Dales National Park which covers over 530,000 acres offering extensive walking and cycling routes. Nearby are the popular Malham Cove and Gordale Scar hiking and sightseeing attractions.

Extensive networks of local trails are easily accessible including the Pennine Way, which is a national trail of 268 miles connecting the Peak District, via the Yorkshire Dales and Northumberland, to the Scottish borders. The Pennine Way passes between the properties at Malham Tarn.

The Malham Tarn Properties are at the heart of an area rich in landscape, natural, historical and geological interest. Tarn Moss National Nature Reserve is situated less than half a mile away. Malham Tarn itself is England's highest alkaline lake with fishing on the Tarn available by arrangement with the Friends of Malham Tarn.

GENERAL INFORMATION

Tenant Requirements

The National Trust are seeking a long term tenant-partner with a proven track record and experience in their proposed use, with the aim of safeguarding the historic properties and achieving sustainable uses. Expressions of interest for the whole or significant parts of the complex are invited and will be considered on an individual basis.

This is a unique opportunity to occupy premises in a popular location suitable for such uses as an education/training centre, hostel accommodation or wellbeing space (please note use as a hotel, restaurant or let office space would not be considered). Proposals for a range of uses are invited, with those which complement the properties, their surroundings and which benefit local communities and businesses considered favourably. Any agreement will be subject to planning consent for alternative uses where necessary.

Applicants will be required to provide a business plan and supporting documentation to demonstrate their ideas and the means to achieve them. The National Trust's full Tenant Requirements can be made available by request.

Terms

The premises shown outlined red on the property plan are available with a new lease(s) on terms to be agreed.

The preference is for a lease of over 6 years to a single tenant, but other letting combinations may be considered. North Wing, Orchid House and Sandhills Cottage are not available individually.

Rent

Interested parties should indicate the rent they would offer which will be considered alongside the National Trust's other requirements.

Energy Rating

Tarn House: C
North Wing: D

High Stables: C
Orchid House: A

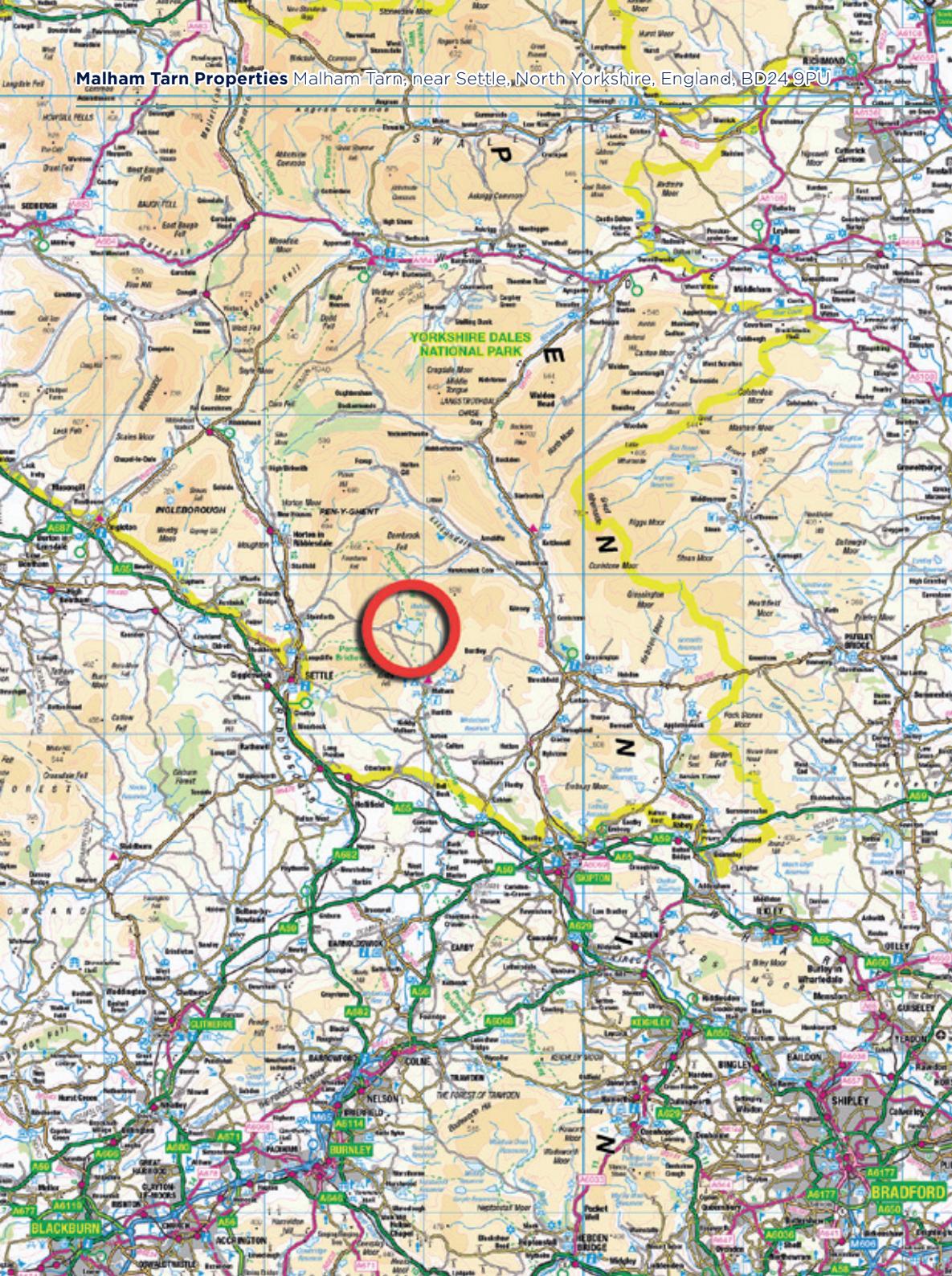
Sandhills Cottage: E

Services

The properties are connected to mains electricity with private water supplies and shared private drainage.







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PLANNING

For all planning enquiries, please contact Yorkshire Dales National Park Authority on 01969 652350.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Should the letting of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the tenant in addition to the rental.

VIEWINGS

Available by appointment on one of the allocated viewing days 1st & 15th August 10am - 4pm.

Please register your interest with:
susannah.pick@savills.com / aedwards@savills.com



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Photos dated June 2024. Particulars dated June 2024. Designed and Produced: 240704 SP/AE