

Newfield Barn

Austwick, North Yorkshire





Newfield Barn

Wharfe

Austwick

LA2 8DG

Guide Price: Offers over £250,000

SUBJECT TO LOCAL OCCUPANCY RESTRICTION AND/OR SHORT TERM HOLIDAY LETS

- A special development opportunity
- Traditional Dales Roadside Barn
- Delightful position with stunning views
- Barn plot extending to **626 m² (0.2 acres)**

The proposed Architect's plans provide an approximate gross internal area of 188.3 square metres (2,027 square feet) comprising;

Covered Entrance · Open Plan Kitchen/ Dining & Living Room · Utility Room with WC · Return staircase to Galleried Landing · En-suite Master Bedroom · Two Double Bedrooms · Single Bedroom · House Bathroom · Enclosed south facing Patio · Ample Car Parking · Stone Outbuildings



Settle: approx. 5 miles

Austwick: approx. 2.3 miles

Skipton: approx. 21 miles

Leeds: approx. 47 miles

Newfield Barn is a traditional Yorkshire Dales roadside barn occupying a stunning position with uninterrupted countryside views with permission to create a substantial four bedroom family home or desirable holiday accommodation.

With the picturesque village of Austwick only two miles to the south west offering a range of local amenities and the market town of Settle approximately five miles to the south, the barn is ideally located to take full advantage of its intended use.

PLANNING

Planning permission has been granted by the Yorkshire Dales National Park Authority under Application No. C/04/60B subject to a Section 106 Agreement dated 22 April 2022 limiting the occupation to local occupancy or short term holiday lets. A copy of the permission dated 22 April 2022 together with approved plans is available on our website.

THE PLOT

The extent of the plot covered by the planning permission is shown outlined by a thin blue line on the site plan attached. The land for sale is shown edged in red. The Buyer will be responsible for erecting and thereafter maintaining a suitable boundary treatment for those parts of the land for sale which are not currently enclosed by dry stone walls. Buyers must not assume that additional land within the red line can be used as residential curtilage.

ACCESS

Access to the property comes direct from Austwick Road, immediately to the north of the barn. There is a right of way reserved to the Vendor through the entrance to be created from the road to the existing field gate. The owners of Newfield House across the road also have a right of access to their existing septic tank which is situated in a field to the south of the barn.

SERVICES

It is anticipated that water will be provided via a new borehole and sewage to be to a private package treatment plant. There is an electricity pole within the curtilage of the barn, but not currently connected. B4RN broadband is available at the site.

ADDITIONAL LAND

The Vendors have expressed a willingness to make additional land contiguous with the barn available by separate negotiation up to a maximum of, say, 2 acres (0.80 hectares).

TENURE

The Barn will be sold freehold and vacant possession given upon completion. Save for the planning restrictions imposed by the Section 106 Agreement, there will be no further limitations on Title.

VIEWING

Viewing is strictly by appointment through the Selling Agents. Viewers who enter the barn do so entirely at their own risk and must be aware of the structural weakness on the western gable.

DIRECTIONS

The barn will be found on the side of the road between the villages of Helwith Bridge and Austwick. The post code for Satnav is LA2 8DG. A 'For Sale' board will be erected at the entrance on the side of the road.

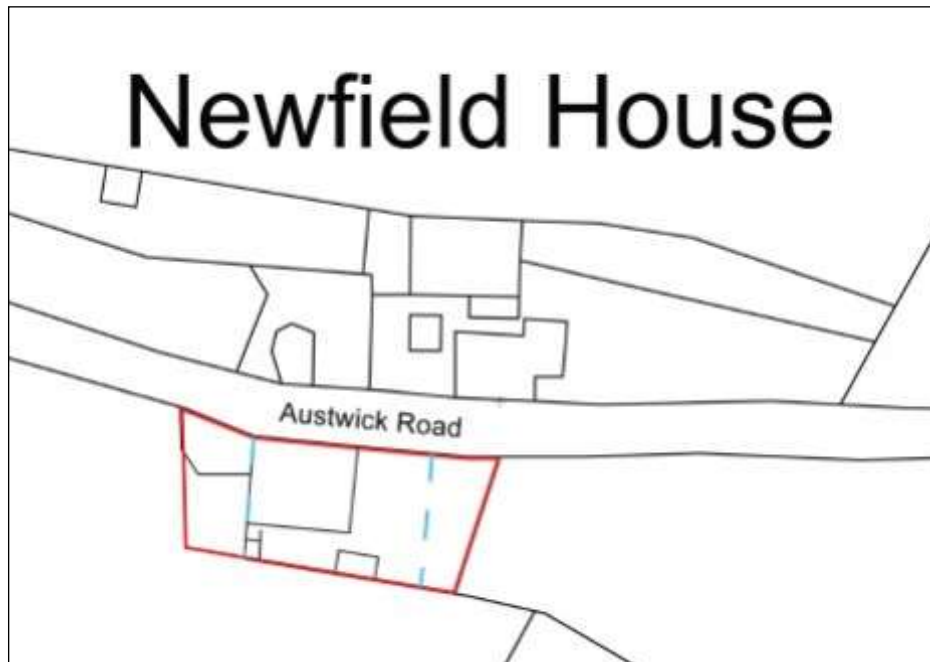
OFFERS

Cash offers are invited from those with ability to proceed over £250,000. To make an offer or for further enquiries, please contact Lisa Bickerton or Adam Winthrop.

Details prepared: June 2022



Site Plan



Location Plan



All plans shown not to scale—for identification purposes only



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www.wbwsurveyors.co.uk

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