

# Nappa Manor Farm Barn, Nappa, Skipton







# Nappa Manor Farm Barn

Nappa,  
Skipton BD23 4LT

**Guide Price: £365,000**

- Impressive development opportunity
- Substantial stone barn with planning approval
- Larger than average accommodation
- Additional land available
- Small secluded hamlet
- Peaceful position in countryside location
- Riverside walks and stepping stones close by
- Chance to provide something different



The approved scheme will provide accommodation over two floors with an approximate gross internal area of 335 square metres (3,600 square feet) briefly comprising:

**Sitting Room · Dining Room · Kitchen · Utility Room · Cloakroom · Garden Room · Study · Bedroom · En-Suite. First Floor: Attractive Galleried Landing · Master Bedroom with En-Suite · Bedroom 3 · Bedroom 4 · Family Bathroom · Good Size Parking & Garden Areas**



Skipton: approx. 14 miles    Clitheroe: approx. 12 miles    Hellifield: approx. 2 miles    Settle: approx. 8 miles    Leeds: approx. 37 miles

### DESCRIPTION

Nappa Manor Farm Barn is an impressive larger than average stone barn forming part of the original farmstead for Nappa Manor Farm and now with planning approval to create a four bedroomed residence with impressive dimensions.

Situated in a peaceful location in a small collection of rural properties in the hamlet of Nappa with attractive views over open countryside. Nearby riverside walks down a grassed lane to stepping stones over the River Ribble provide attractive footpath walking in the area and all add to the delightful ambience of this location.

The property offers the chance to provide impressive characterful accommodation set in a delightful location readily accessible to the road network and surrounding towns but yet peacefully located.

The approximate area of the property is as shown on the plan but further land can be made available subject to negotiation to enhance the outside space.

### LOCATION

Located between the market towns of Skipton, Clitheroe and Settle. Nappa Manor Farm Barn enjoys a tranquil setting with good commuter links. The M65 motorway can be joined approximately 12 miles away and nearby towns offer a good range of every day services, social activities and highly regarded comprehensive and private schools.

### TENURE

The property is held under Title No NYK362510 described as freehold and part leasehold. A copy of the Title document is available upon request.

### SERVICES

Mains electricity is connected and communal private water. Drainage will be to a private system to be installed by the Purchaser.

None of the services have been tested and Purchasers must make their own enquiries regarding availability and capacity to the relevant service providers.

### ACCESS

The barn has an existing access from the A682 and will be granted an additional right of way in accordance with the planning approval as shown on the proposed plans. Initial work has been carried out to provide the additional access. The final provision and maintenance of the roadway will be the responsibility of the joint users.

### PLANNING

The property received planning approval on 3 March 2021 for the conversion of the barn to a single dwelling (Application No 2020/22026/FUL). A further application to discharge conditions 3, 4, 9 & 11 of the planning approval was approved on 15 June 2022 (Application No 2022/23953/CND). Further details can be obtained from the Craven District Council website.



Nearby stepping stones

## FURTHER INFORMATION

The following information is available on our website or on North Yorkshire Council Authority's website

- Decision Notice
- Bat Survey
- Floor, elevations & site plan

## DIRECTIONS

From Skipton follow the A59 to Gisburn. At the roundabout turn right along the A682, proceed approximately 4 miles underneath two railway bridges. After the second bridge the sign for Nappa Manor Farm can be seen on the left hand side. Turn left and the barn will be seen on the left close to the bottom of the lane.

## VIEWING

Strictly by appointment with the Selling Agents.

Interested parties view entirely at their own risk.

Details Prepared: May 2023



River Ribble short walking distance



Skipton Auction Mart  
Gargrave Road  
Skipton  
North Yorkshire  
BD23 1UD  
Tel: **01756 692 900**

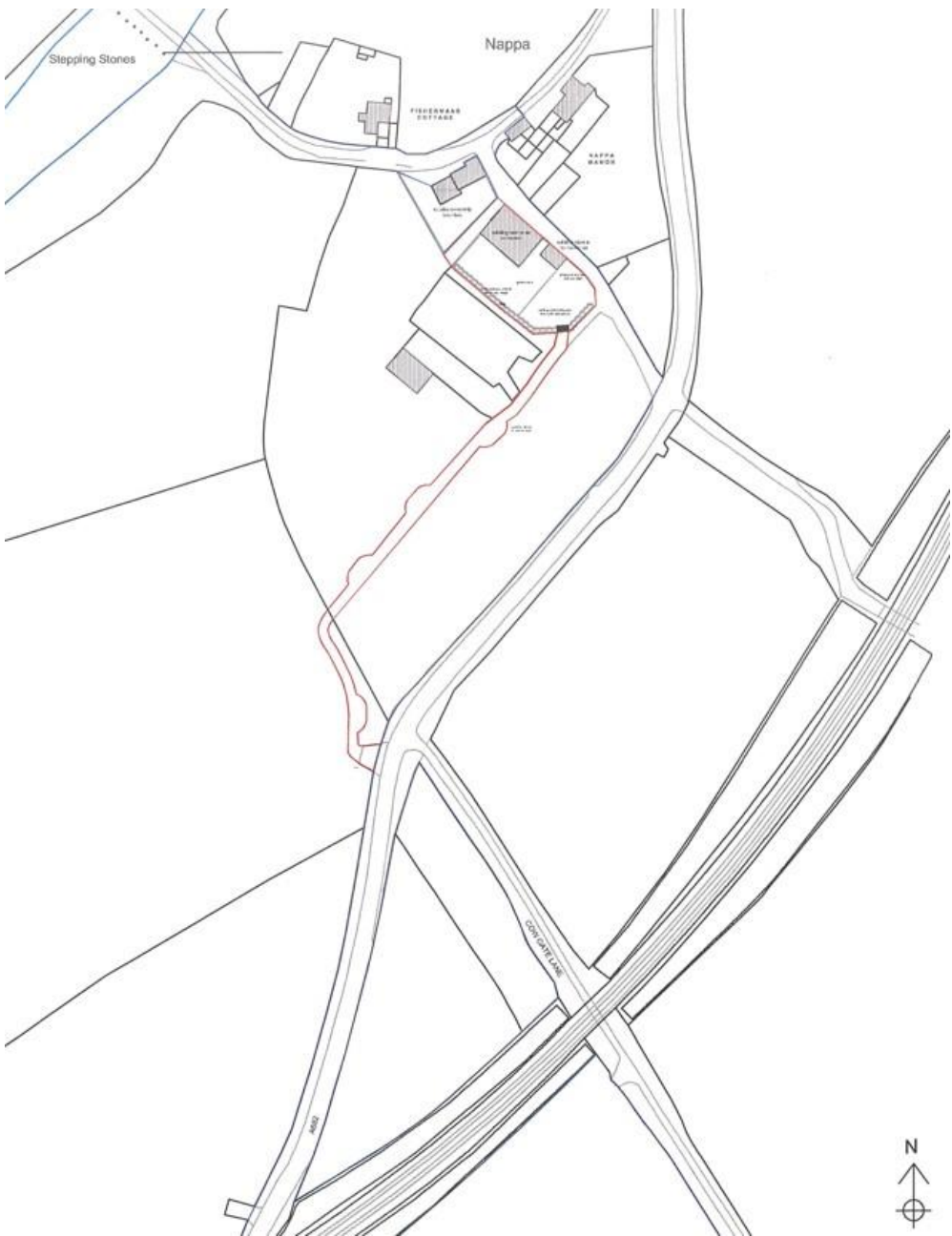
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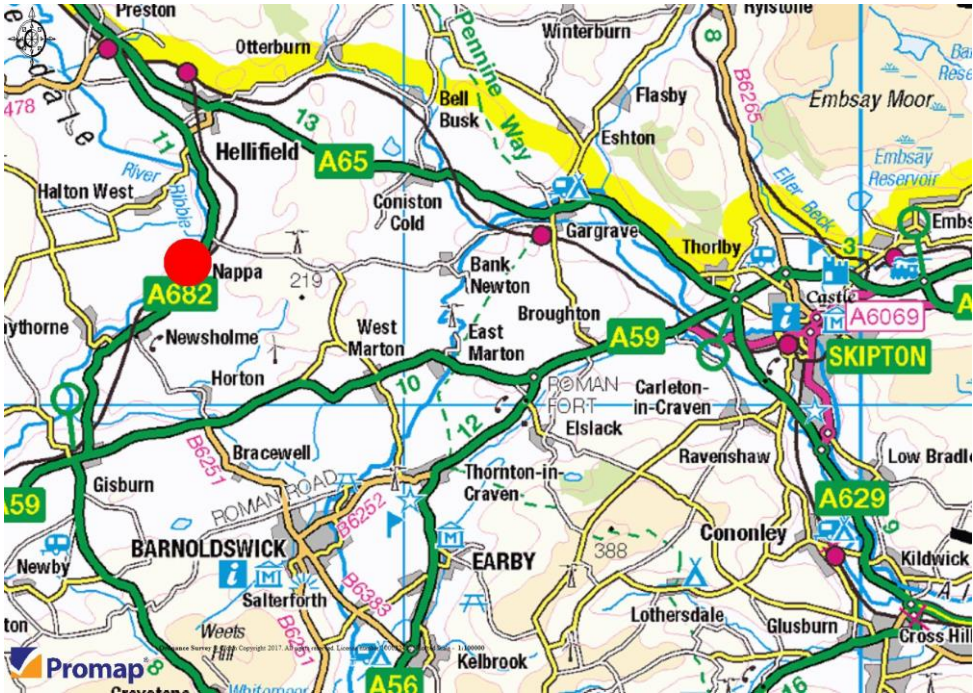
**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.



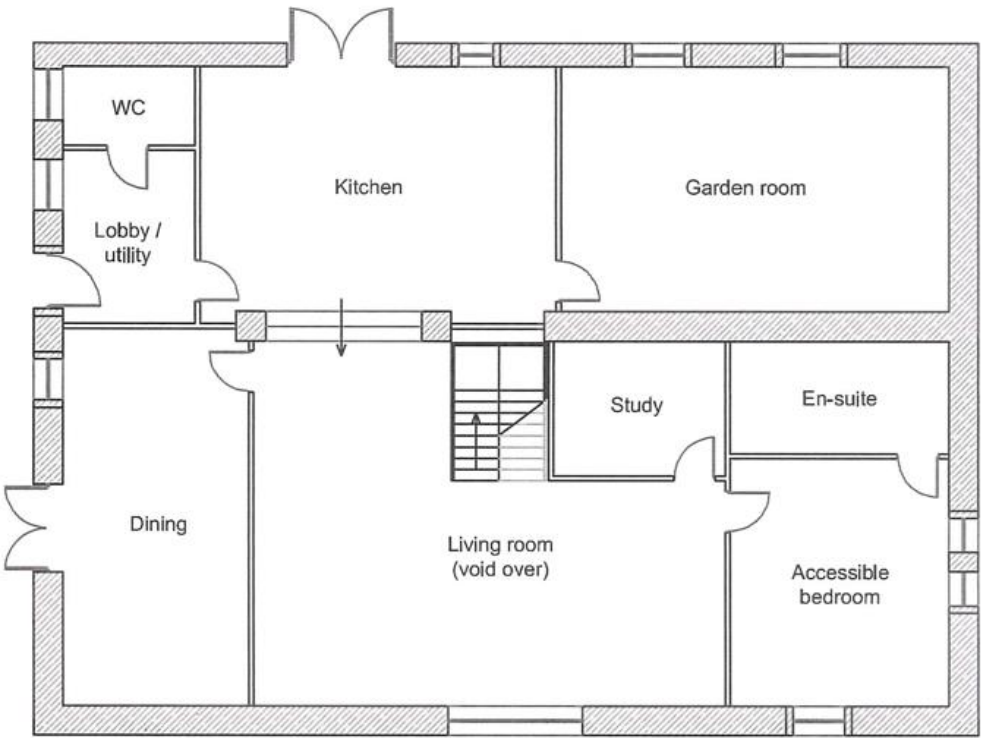
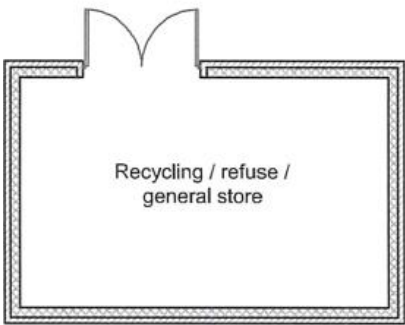
SITE PLAN



LOCATION PLAN

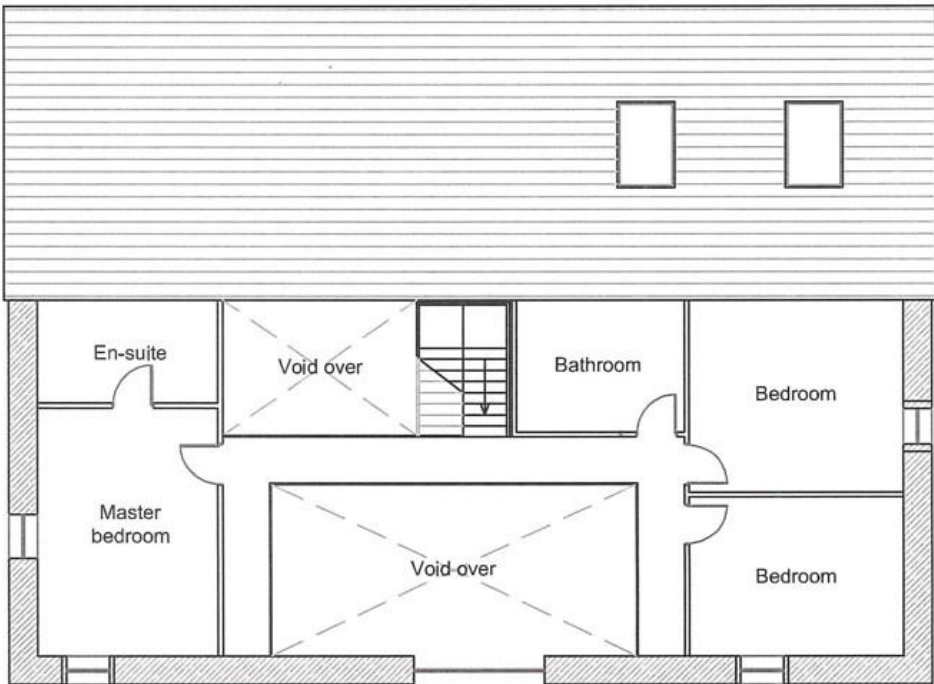


GROUND FLOOR



Not to scale—for identification purposes only

FIRST FLOOR



Not to scale—for identification purposes only