



# Flatts Barn Farm

Litton



# Flatts Barn Farm

Litton, Skipton, BD23 5QH

76.34 acres

**Guide Price: £1,000,000 for the whole**

## DESCRIPTION

Offered for sale as a whole or in lots, the package offers the ability to create a beautiful 76.30 acre farm with spacious barn conversion and modern agricultural building. Enjoying a harmonious position on the valley floor, looking north gives spectacular views onto Potts Moor and looking south the valley opens up with Scoska Moor in the foreground and Great Clowder beyond.

Planning permission was granted on 23 August 2023 to convert Flatts Barn into a three bedroom dwelling subject to a local occupancy condition. This permits the barn to be used as a permanent residence or holiday let.

The newly built agricultural building provides a perfect facility for livestock handling, housing and storage. Situated sufficiently close to Flatts Barn to work as a farm, but orientated such that it would not detract from the operation of Flatts Barn as a holiday let the building represent a real asset.

The land sits in three blocks, with the barn and agricultural building set in 30.54 acres. All the land is easily accessed via the public highway, which is a quiet single track road, walled on both sides and therefore a natural corridor for moving livestock.

The land is all perfectly flat valley bottom meadow and pasture which is free draining and productive. Whilst the primary focus of farming practices has been livestock production, this has not been at the exclusion of nature and the land offers valuable habitat.

The meadows have obvious potential for restoration to species rich hay meadows, and parts of the pastureland have obvious potential for natural flood management. There are areas of deciduous woodland within and adjoining the land which further enhance the natural capital.

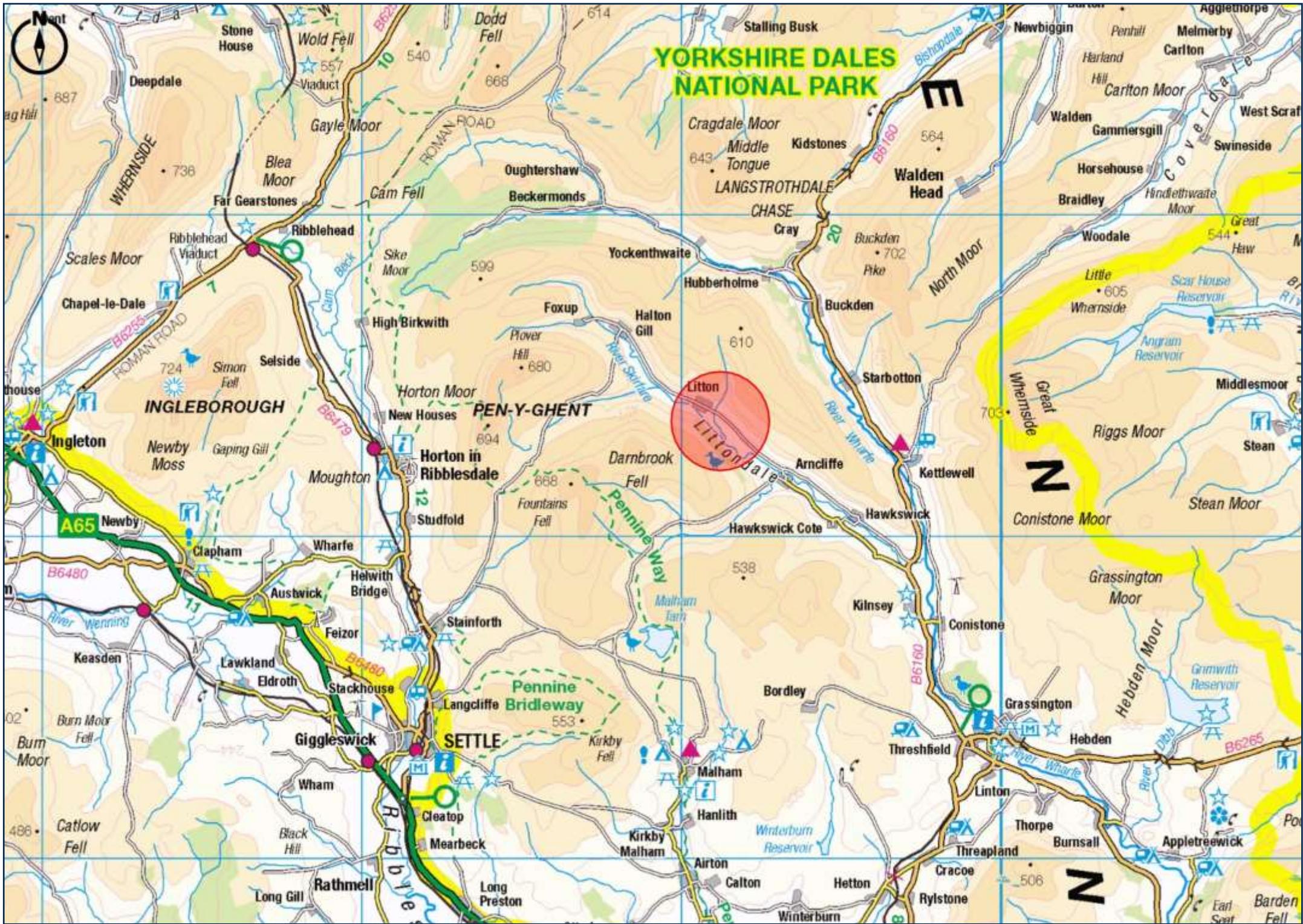
Small scale tree planting and riparian fencing has created opportunity for areas to be taken out of agricultural production and these offer a head start for conservation.

The land does naturally subdivide without detriment to the core property being the 30.54 acres barn conversion and building. The remaining lots represent attractive parcels of land in their own right.

The land is all classified as severely disadvantaged and sits at 238m above sea level.

Field No	Description	Area (Acres)	Current Higher Tier Option	Annual Payment
<b>Lot 1</b>				
<b>£700,000</b>				
SD 9173 1732	Meadow	4.32	GS 15 & GS 6	£383.01
SD 9172 4096	Meadow/Pasture	1.16	GS 6	£85.47
SD 9173 3105	Meadow	2.42	GS 15 & GS 7	£266.49
SD 9173 3222	Meadow	2.92	GS 15 & GS 6	£258.89
SD 9173 3311	Meadow	3.48	GS 15 & GS 7	£383.22
SD 9173 4208	Meadow	3.09	GS 15 & GS 7	£340.27
SD 9173 5321	Meadow	12.11	-	0
SD 9173 6034	Meadow	0.1	-	0
SD 9173 6036	Meadow	0.1	-	0
SD 9173 6235	Meadow	0.07	-	0
SD 9173 6436	Meadow	0.47	-	0
SD 9173 6732	Meadow	0.3	-	0
	<b>Total:</b>	<b>30.54</b>		<b>£1,717.35</b>
<b>Lot 2</b>				
<b>£65,000</b>				
SD 9173 2061	Meadow	2.22	GS 15 & GS 7	£244.47
SD 9173 2656	Meadow	3.27	GS 15 & GS 7	£470.21
	<b>Total:</b>	<b>6.50</b>		<b>£714.68</b>
<b>Lot 3</b>				
<b>£205,000</b>				
SD9172 7181	Pasture	14.73	-	0
SD9172 7296	Meadow	2.62	-	0
SD9172 8792	Pasture	8.45	-	0
	<b>Total:</b>	<b>25.80</b>		<b>0</b>
<b>Lot 4</b>				
<b>£105,000</b>				
SD9172 9059	Pasture	9.19	-	0
SD9172 9070	Pasture	0.64	-	0
SD9172 9478	Pasture	2.2	-	0
SD9172 9886	Pasture	1.43	-	0
	<b>Total:</b>	<b>13.50</b>		<b>0</b>
	<b>Total:</b>	<b>76.34 acres</b>		<b>£2,432.02</b>





# YORKSHIRE DALES NATIONAL PARK

Litton

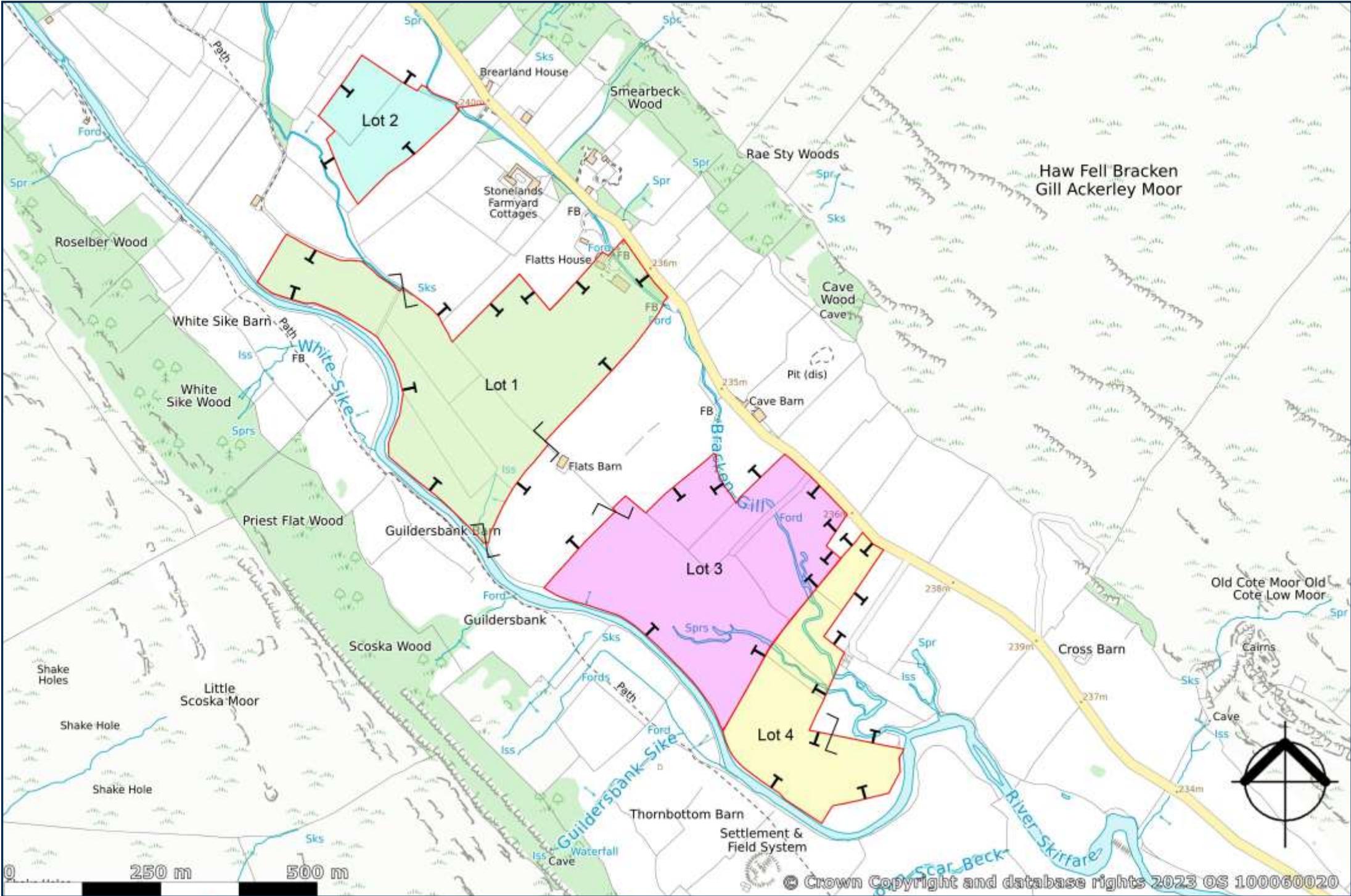
INGLEBOROUGH

PEN-Y-GHENT

SETTLE

N

N



Haw Fell Bracken  
Gill Ackerley Moor

Lot 2

Lot 1

Lot 3

Lot 4

Roselber Wood

White Sike Barn

White Sike Wood

Priest Flat Wood

Scoska Wood

Shake Holes

Little Scoska Moor

Shake Hole

Shake Hole

Brearland House

Smearbeck Wood

Rae Sty Woods

Stonelands Farmyard Cottages

Flatts House

Cave Wood Cave

Pit (dis)

Cave Barn

Flatts Barn

Guildersbank Barn

Guildersbank

Cross Barn

Old Cote Moor  
Old Cote Low Moor

Cairns

Cave

Thornbottom Barn

Settlement &  
Field System

0 250 m 500 m

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# Lot 1

## 30.54 acres Barn and Agricultural Building

### SOLD

#### DESCRIPTION

This lot comprises 30.54 acres of productive meadowland, Flatts Barn with consent to convert and Agricultural Building measuring 90' x 50'. This would make a highly desirable small holding, or if the barn was used as a holiday let, the perfect diversification for an established business.

Flatts Barn has approval under application No. C/51/11A for conversion to create a three bedroom dwelling with a total floor area of c. 169.32m<sup>2</sup> (1822.55ft<sup>2</sup>). The planning consent is subject to a Section 106 agreement restricting the use of the properties to local occupancy or holiday let. Full details of the planning consent and associated documents can be found on our website.

The recently constructed steel portal framed agricultural building has a surfaced yard to the fore and is fully enclosed with concrete panel walls and sheeted steel doors. With concrete floor throughout, the facility offers a perfect environment to house livestock or store machinery and feed stuffs.

The 30.54 acres is all productive meadowland within a single block split into parcels by drystone walls. There is natural spring water serving the land and buildings.

#### ACCESS

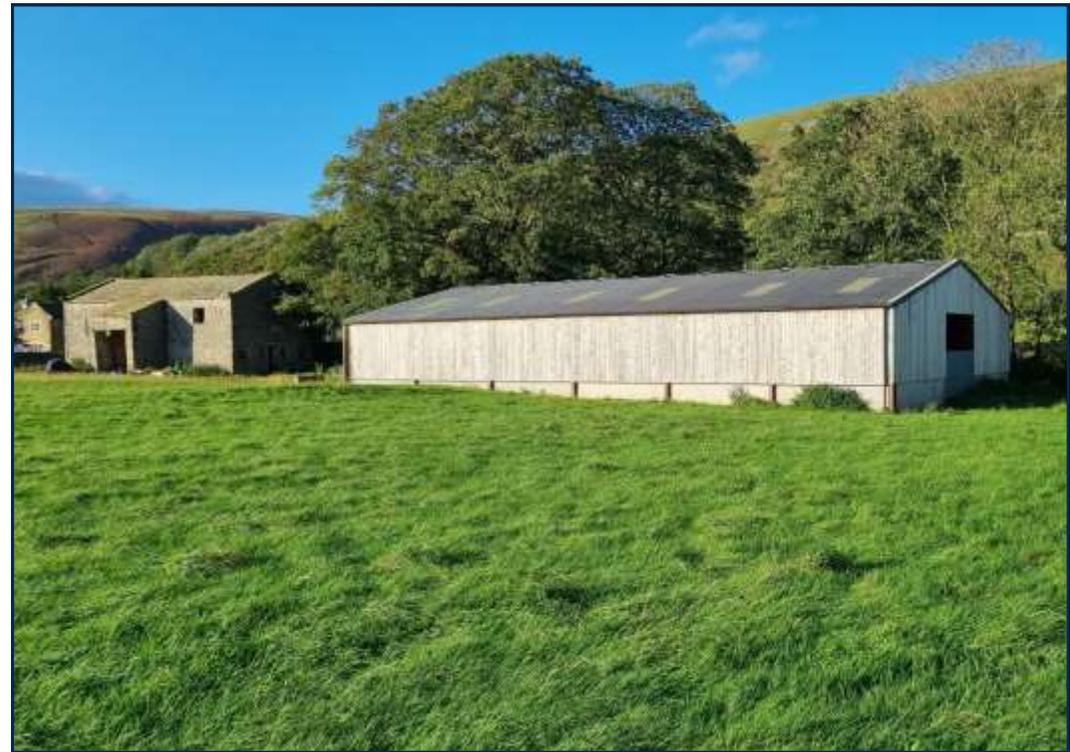
This block has direct frontage onto the public highway. Access to the barn is via a ford for vehicles with a pedestrian bridge adjacent.

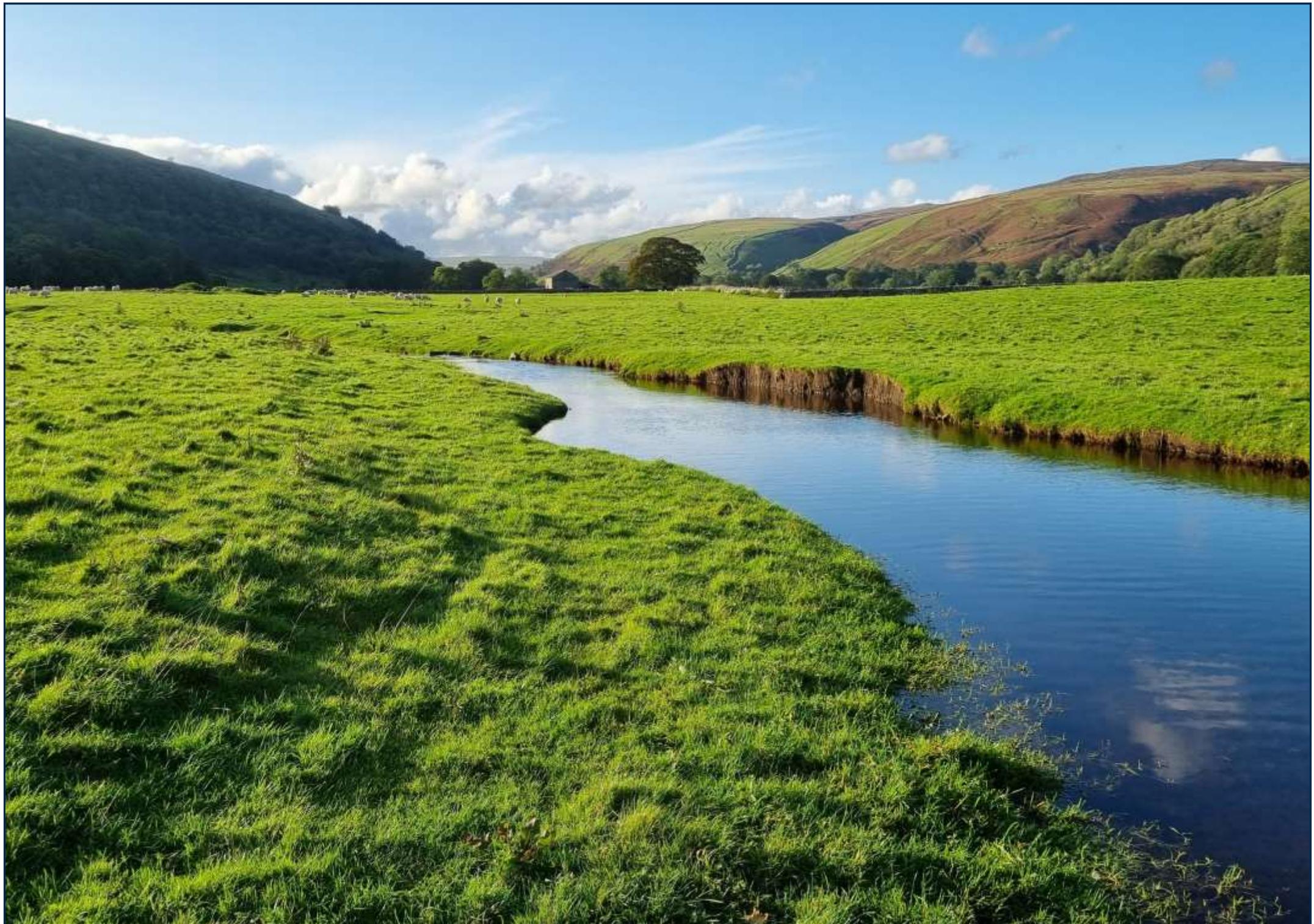
#### STEWARDSHIP

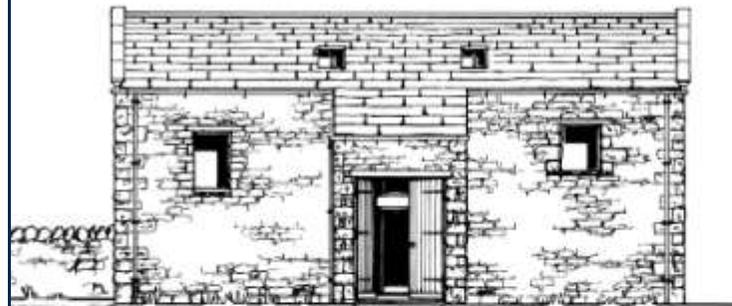
The land is subject to a Higher Tier Country Side Stewardship. The option codes are shown on the schedule on page two. The annual payment for this lot is £1,717.35.

#### SERVICES

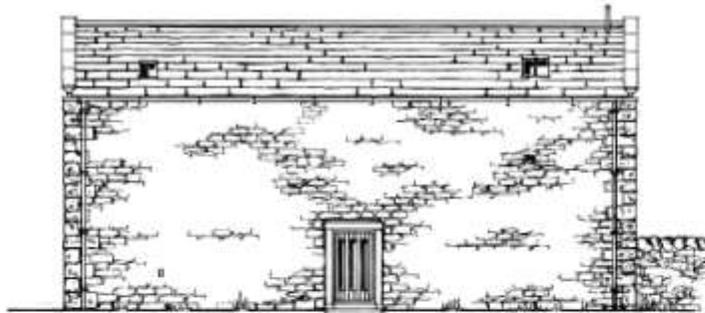
The land benefits from natural water and the buildings benefit from a private spring supply. As part of the planning permission a package treatment plant is consented for foul drainage. Electricity runs past the site in the public highway. A new connection will be required to serve the dwelling.



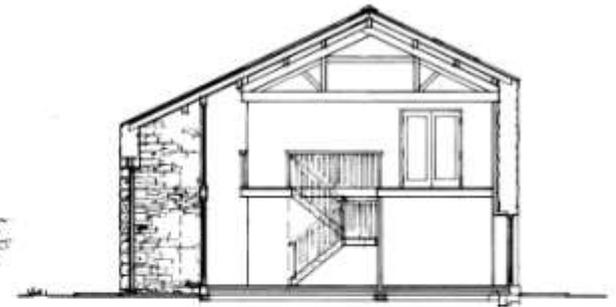




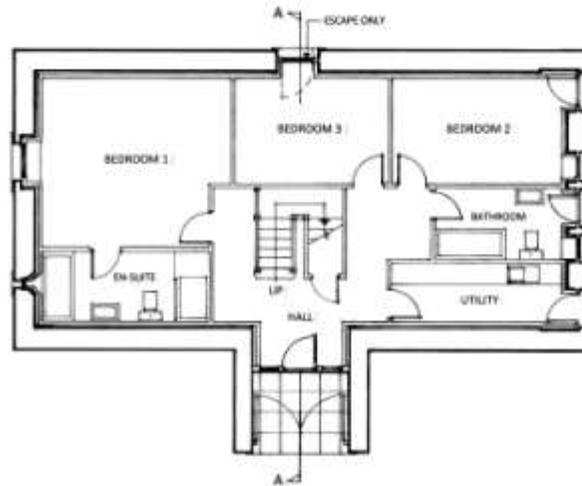
FRONT ELEVATION (SOUTH WEST)



REAR ELEVATION (NORTH EAST)



SECTION THROUGH A-A



PROPOSED GROUND FLOOR PLAN



SIDE ELEVATION (SOUTH EAST)

**PROPOSED MATERIALS**

ROOF TO BE RE-ROOFED WITH EXISTING YORKSHIRE STONE SLATES  
 PROPOSED REAR ROOF LIGHTS TO BE VELUX CONSERVATION TYPE (UTILITY 560X560) (LOUNGE 1200 X 1200)  
 PROPOSED FRONT ROOF LIGHTS TO BE VELUX CONSERVATION TYPE (ADJACENT TO STAIR WELL 1200 X 1200)  
 ALL ELEVATIONS AS EXISTING TO BE RAKED OUT AND RE-POINTED (BAGGED OFF TO MATCH EXISTING ONLY REPAIRS WHERE AGREED AND IN LINE WITH ANY STRUCTURAL REPORT.

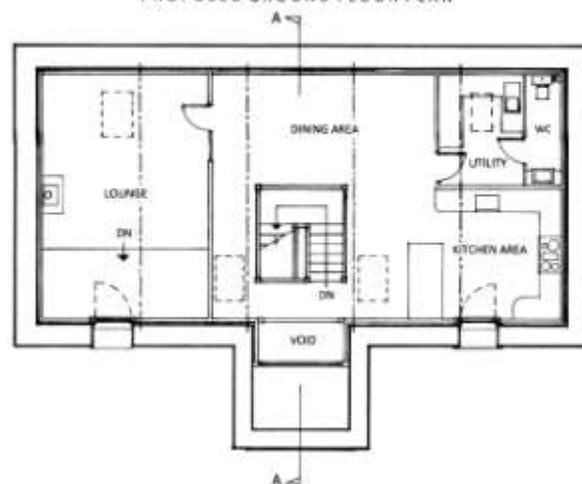
ONLY 1 NO. NEW SMALL WINDOW OPENING PROPOSED TO SIDE ELEVATION (NORTH WEST) 1200H X 1200W WITH 120 X 120MM RECLAIMED STONE HEAD AND SILL AS SHOWN

ALL EXISTING EXTERNAL OPENINGS MADE GOOD WITH NEW DOORS AND WINDOWS FITTED AS SHOWN  
 UTILITY DOOR (STABLE TYPE WITH TOP & BOTTOM OPENING) BATHROOM & BED 2 DOORS (STABLE TYPE WITH JUST TOP HALF OPENING FOR VENTILATION & ESCAPE) BED 3 DOOR (AS SHOWN VEHICLE BOAT WITH 2X SLIT GLAZING - 2X SIDE OPENING FOR VENTILATION - DOOR FULLY OPENING FOR ESCAPE)  
 ALL NEW DOORS AND WINDOWS TO BE CONSTRUCTED IN TIMBER AND PAINTED IN RAL 7015 SLATE COLOUR AND FITTED WITH DOUBLE GLAZED SEALED UNITS. NEW WINDOWS AND DOORS TO BE FITTED WITH MINIMUM 120MM REVEALS - PROPOSED NEW WINDOW FRAMES TO EXISTING OPENINGS ON FRONT ELEVATION (SOUTH WEST) TO BE FITTED IN-LINE WITH BACK EDGE (INTERNAL EDGE) OF REVEAL AND INWARDS AS SHOWN.

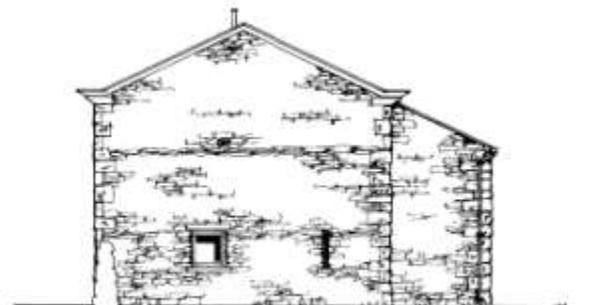
NEW FRONT TIMBER OUTER ENTRANCE DOORS AS SHOWN - (HINGED TO BE PASTED BACK WITH INTERNAL REVEAL OR SHUT IN A CLOSED POSITION OVER OPENING)

ALL WATER CARRYING GOODS TO BE OF BLACK COLOURED PVCU WITH A DEEP TRADITIONAL PROFILE. REVEALS AS SHOWN. ALL GUTTERS SECURED USING GALVANISED ADJUSTABLE BRACKETS AS SHOWN (FACIA BOARDS)

FLUE - ROOF TERMINATION POINT FINISHED IN MATT BLACK



PROPOSED FIRST FLOOR PLAN



SIDE ELEVATION (NORTH WEST)

DRAWING  
 PROPOSED ELEVATIONS PLANS AND SECTION

PROJECT  
 PROPOSED CONVERSION OF BARN TO PROVIDE LOCAL OCCUPANCY  
 HOLIDAY ACCOMMODATION DWELLING  
 AT: FLATTS BARN LITTON SKIPTON BD23 5QH  
 For: MR J & MRS D HALL  
 DRAWING NUMBER 409/22/PEPS/A2 (AMENDED 27.05.2022)  
 SCALE 1:100@ A2 DATE 27.05

**TT ARCHITECTURAL SERVICES**  
 TREVOR TODD ORCHARD COTTAGE LANGCLIFFE BD24 9HW  
 TEL 01729 824630 MOB 07929 875672

## Lot 2

6.50 acres

## SOLD

### DESCRIPTION

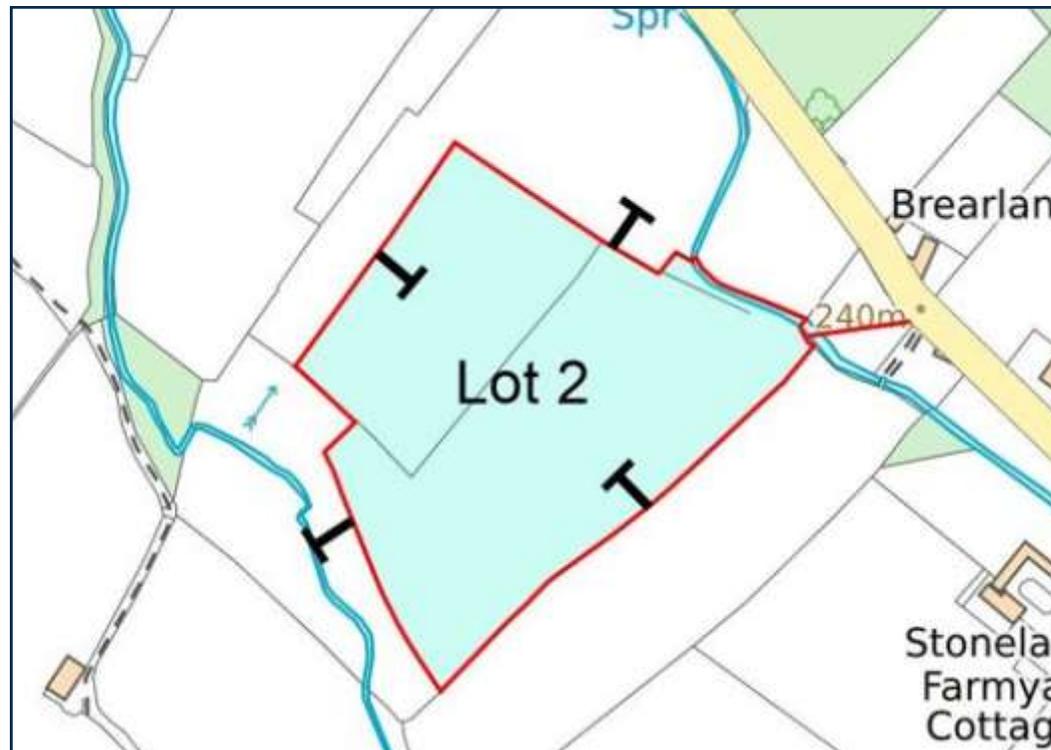
These meadows are free draining flat fertile fields. With hay meadow species still present in the sward, there is obvious potential to either improve the productivity or restore them further.

### ACCESS

This lot benefits from access across a small croft in third party ownership shown in more detail on the plan below. This access has always been enjoyed by the Vendor and is kept free from obstruction.

### STEWARDSHIP

The land is subject to a Higher Tier Country Side Stewardship. The option codes are shown on the schedule on page two. The annual payment for this lot is £714.68.



## Lot 3

25.80 acres

**Guide Price: £205,000**

### DESCRIPTION

With direct frontage onto the main road, this must be some the best meadow and pasture land in Littondale. Perfectly level on the valley floor, this land has fertile soil and potential to be highly productive.

Bounded by the river Skirfare along the western boundary the land is sheltered by a belt of mature trees following the rivers edge. The land is split into a number of parcels predominantly enclosed by drystone walls which add to the sheltered feel.

The Skirfare descends underground north of Litton, and re-emerges within this land providing constant natural water and adding to the habitat diversity.

### STEWARDSHIP

The land is currently free from any Environmental Schemes. It would be suitable for entry into a scheme and could generate revenue therefrom.



## Lot 4

13.50 acres

**Guide Price: £105,000**

### DESCRIPTION

Naturally this lot is most easily farmed in conjunction with lot 3. It is made up of fertile pasture and a small strip of conservation woodland. Of all the lots, this parcel offers the greatest opportunity for conservation and habitat creation.

### ACCESS

The land has frontage onto the public highway. A number of streams cross the lot which would require a bridge or ford if farmed separately to Lot 3.

### STEWARDSHIP

The land is currently free from any Environmental Schemes. It would be suitable for entry into a scheme and could generate revenue therefrom.



## VIEWING

The land can be viewed during daylight hours upon production of these particulars.

## WHAT3WORDS

///guidebook.officials.pockets

## OFFERS & ENQUIRIES

For further enquiries or to make an offer please contact Owain Turvill at WBW Surveyors on 01756 692900 or email:

owain.turvill@wbwsurveyors.co.uk

## BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for BPS. The Vendor has claimed for the 2023 scheme year and will retain all de-linked payments.

## STEWARDSHIP

The land is currently subject to a Countryside Stewardship Higher Tier agreement. This can be transferred to the purchaser or annulled.

## WAYLEAVES, EASEMENTS & RIGHTS

The land is sold subject to any and all pre-existing rights and restrictions, whether public or private.

## BOUNDARIES

The repairing liabilities for external boundaries are shown by inward 'T' marks.

## SPORTING RIGHTS

The sporting rights are excluded from the sale and held in third party ownership.



Skipton Auction Mart

Gargrave Road

Skipton

North Yorkshire

BD23 1UD

Tel: **01756 692 900**

**[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)**

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