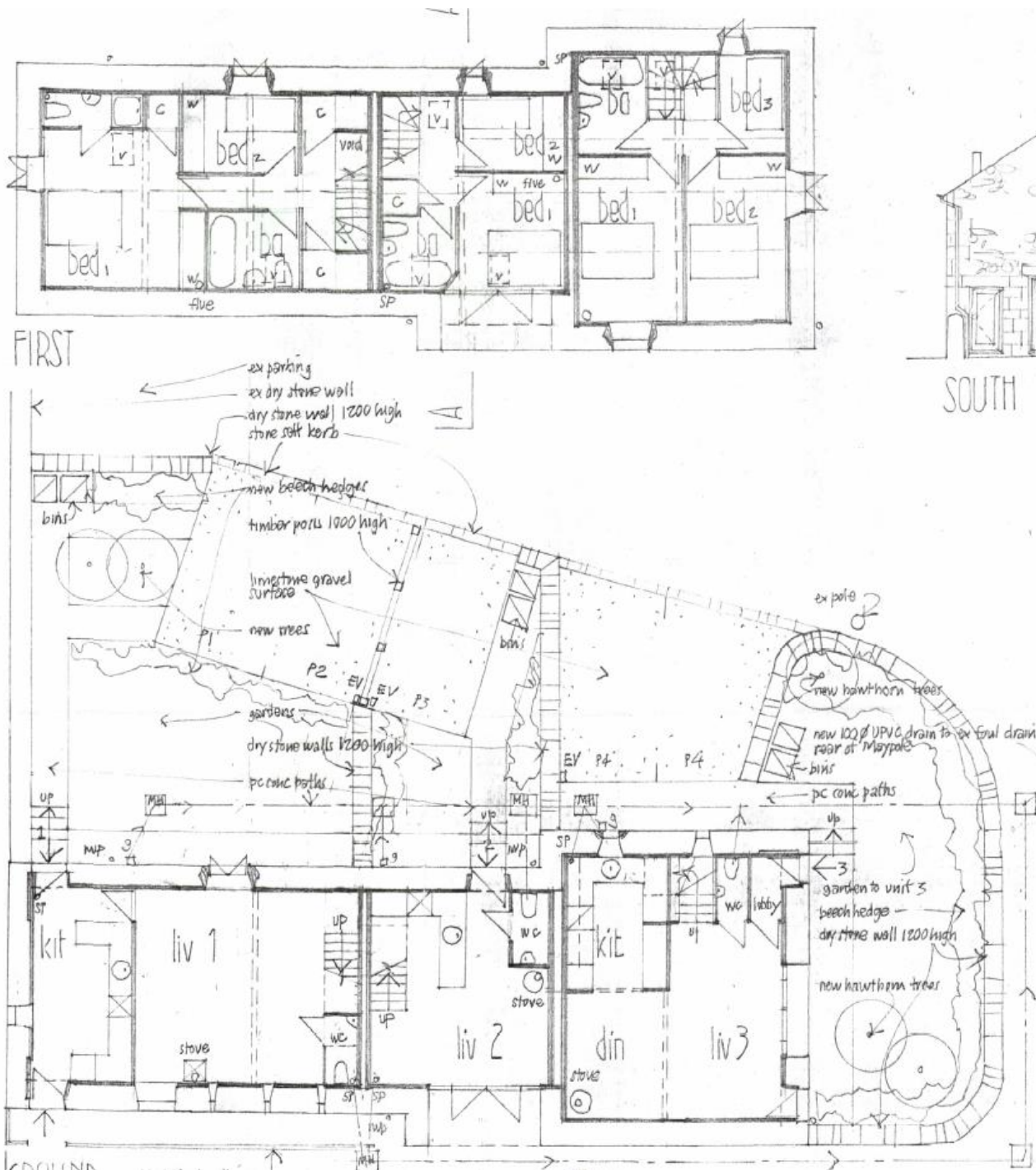


Maypole Barn

Long Preston





Not to scale—for illustrative purposes only

Maypole Barn Long Preston, North Yorkshire, BD23 4PH

Residential Development Opportunity

Guide Price: £250,000

- Central village location with excellent accessibility.
- Full planning consent to create three characterful residential cottages.
- Private gardens and off road parking spaces for each cottage.
- Close proximity to village amenities and good connections to local market towns of Skipton and Settle.
- Railway links to Leeds, Carlisle and Lancaster.

DESCRIPTION

Located on the main street of the popular Yorkshire Dales village of Long Preston, Maypole Barn is a traditional stone barn, with planning permission for a spacious conversion. Many of the openings have been infilled but the main cart doorway remains and the approved plans reopen the historic doors and windows to provide natural light into the three new cottages. A timber roof structure supports a roof covering that is a mix of Yorkshire stone and natural blue slates. This development opportunity will suit owner occupiers and developers alike and viewing is highly recommended.

UNIT 1: spacious two bedroom cottage extending to approx. 89 sq metres (957 sq feet) including:

Ground Floor: Living/Dining Room; Kitchen and WC.

First Floor: Two Bedrooms including one en-suite and a House Bathroom.

UNIT 2: A two bedroomed mid cottage totalling approximately 55 sq metres (592 sq feet) including:

Ground Floor: Open plan Living/Kitchen; Dining area with WC.

First Floor: Two bedrooms; House Bathroom.

UNIT 3: A generous three bedroom cottage including:

Ground Floor: Open plan Kitchen/Dining/Living area; WC.

First Floor: Three bedrooms; House Bathroom.

Each unit benefits from a private garden area as shown on the accompanying plan plus two parking spaces.

PLANNING

Full planning permission has been granted by Yorkshire Dales National Park - Decision No C/52/93C dated 14 July 2023. Full copies of the approved plans and all associated documentation are available on the WBW website.

TENURE

We understand the property is held freehold and vacant possession will be granted upon completion.

SERVICES

There is three phase electricity supply to the barn and other services including gas, water and access to sewage connections are close by. None of these services have been tested and interested parties should make their own enquiries as part of their own due diligence. The Vendor will grant access to connections over any retained land where necessary.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all wayleaves, easements and rights of way, both public and private, which may affect or benefit the property for the purposes of development.

LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park
Yoredale
Bainbridge
North Yorkshire
DL8 3EL



DIRECTIONS

The property is located to the right of Main Street immediately after the Maypole Inn when travelling north through the village of Long Preston. A For Sale board is erected on the barn.

METHOD OF SALE

The property is offered for sale by private treaty although the Vendors reserve the right to proceed to best and final offers if appropriate.

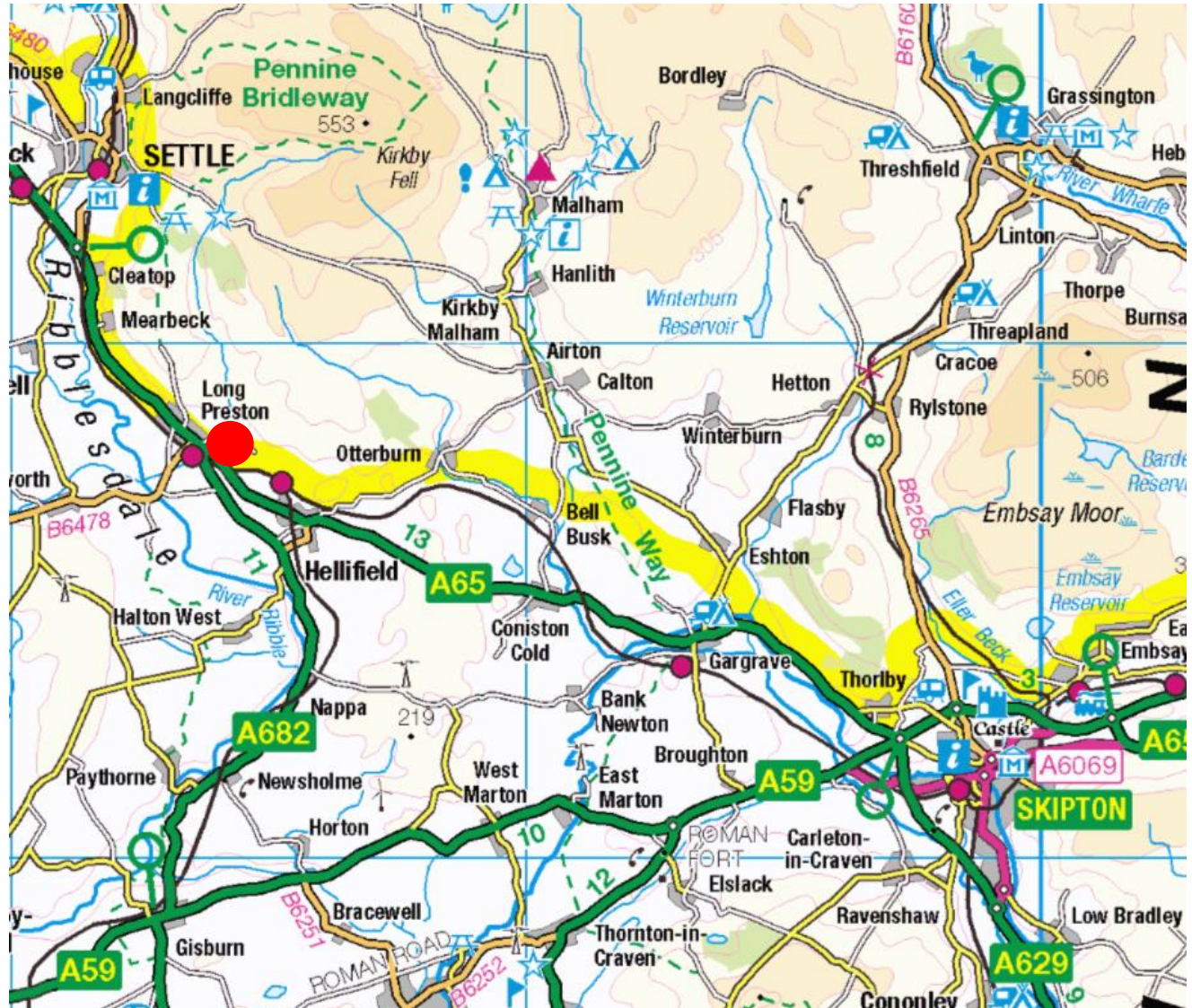
GUIDE PRICE

The property is offered at a guide price of £250,000, subject to contract.

VIEWING

The exterior of the property may be viewed at anytime during daylight hours when in receipt of a copy of these particulars. Viewings are entirely at your own risk. If internal inspection is required then please contact David Claxton at WBW Surveyors Ltd on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk to make an appointment.

Details Prepared: March 2024



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

www.wbwsurveyors.co.uk

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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. The photographs are for general information only. All measurements are approximate and are taken from Architect's plans and details and consequently may be subject to change and are provided for guidance purposes only. Prospective Purchasers should consult the planning approval and development plans prior to making any offers.

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.