

## BARN FOR CONVERSION WEST END

Middleham, Leyburn, DL8 4QJ

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



An exciting opportunity to purchase a traditional two storey semi-detached barn within the west end of the popular market town of middleham. The property benefits from full planning consent for conversion into a two bedroom dwelling with domestic curtilage in an attractive position. Enclosed garden area & views over open fields to the south & single parking space in the yard to the north. All mains services are understood to be within close proximity.

**GUIDE PRICE**  
OFFERS IN EXCESS OF  
**£110,000**





## SITUATION

Leyburn 2 miles, Masham 9 miles, Bedale 10.5 miles, Richmond 16.5 miles, Harrogate 30 miles and Leeds 55 miles (all distances are approximate).

Middleham is famous for its Castle and many renowned racehorse training yards. In addition to being known as the Newmarket of the north, Middleham is an attractive small and unspoilt market town with good communications and facilities. The market town of Leyburn is 2 miles north and has developed as the traditional centre for mid-Wensleydale and is often referred to as the Gateway to the Yorkshire Dales. The town supports an array of shops, restaurants, schools, pubs, churches, sports facilities and an auction house. In terms of wide transport links, the A1 motorway is accessible at Catterick (14 miles), Bedale (11 miles) and Scotch Corner (18 miles). Trains on the East Coast main line stop at both Northallerton (35 mins) and Darlington (45 mins). The closest international airports are at Newcastle (1.25 hours) and Leeds Bradford (1.25 hours).

## DESCRIPTION

The Barn is located in the West End of Middleham and is nestled away from the main road. It has been granted full planning consent for conversion into a two bedroom dwelling including a single storey extension and residential curtilage to the rear.

The proposed layout comprises living room, kitchen, sun room, hall and cloakroom/W.C. on the ground floor and two double bedrooms and house bathroom on the first floor. Externally, the property has an enclosed garden to the front taking advantage of the south facing position and parking for one vehicle in the yard to the rear.

## PLANNING CONSENT

The Barn has full planning consent for conversion into a two bedroom dwelling including a single storey extension and residential curtilage to the rear under North Yorkshire Council's Ref: 21/01011/FULL. The consent was granted, subject to various conditions and the development must commence on or before the 19th March 2027. All plans and documents can be viewed online at [21/01011/FULL | Full Planning to Convert Existing Barn into a Two Storey, Two Bedroom Residential Property, Including Single Storey Extension & Residential Curtilage to Rear \(REVISED PLANS & DESCRIPTION 05/10/2023\) | Barn At West End Middleham North Yorkshire \(richmondshire.gov.uk\)](https://www.northyorkshire.gov.uk/21/01011/FULL)







## SITE PLAN





## DIRECTIONS

From Leyburn Market Place head east on the A684 towards Bedale. At the petrol station turn right on to Middleham Rd (A6108) and follow this road into Middleham (2 miles). At the Market Place turn right on to Coverham Lane and towards the West End of Middleham and just before you head out of Middleham towards the gallops, the access to the property is on the left hand side. The Barn is in the yard which is to the rear of No's 1-5 West End.

## GENERAL REMARKS & STIPULATIONS

### Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. Tel: 01609 780780.

### Services

It is understood that mains electricity, water and drainage are available within close proximity of the site. Prospective purchasers will need to make their own enquiries as to connection costs for the various services.

### Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

We would ask that prospective purchasers are as vigilant as possible when making an inspection of the site, for your own safety, and no liability is accepted. Any inspection of the interior must be taken from an external view through the entrance doors and windows only.

### Tenure

The property is offered for sale freehold with vacant possession upon completion.

### Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

### Covenants, Easements, Rights of Way, & Wayleaves

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

### Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

### Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

# John G Hills

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## IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

### Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

