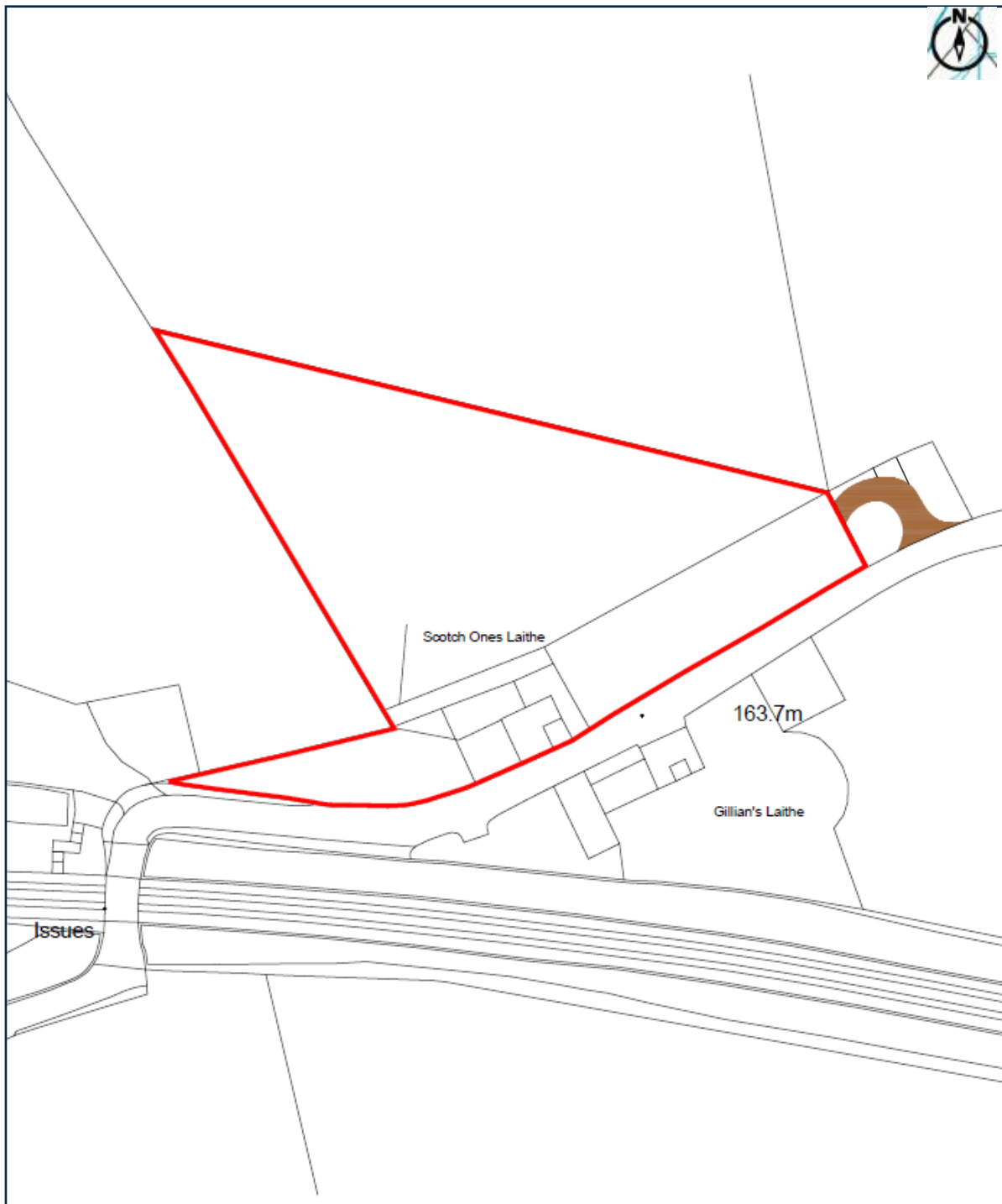


Scotch Ones Laithe

Hellifield





Not to scale—for illustrative purposes only

Scotch Ones Laithe Hellifield, North Yorkshire, BD23 4JP

Barn conversion with planning approval to create a detached dwelling with circa 1.4 acres (0.57 ha) of land shown edged red.

Guide Price: £235,000

LOCAL OCCUPANCY DWELLING AND/OR HOLIDAY LET

- Full planning consent to create a characterful three bedroom residential property with private driveway and garden curtilage.
- 1.4 acres (0.57ha) paddock included with the property shown edged red.
- Rural location with good access to the A65 and regional rail links to Leeds, Carlisle and beyond.

Settle: approx. 6 miles Skipton: approx. 10 miles Kirkby Lonsdale: approx. 22 miles Leeds: approx. 35 miles

DESCRIPTION

A characterful detached barn in a rural setting with planning permission to create a three bedroom residential property over two floors. Existing openings including a substantial cart doorway to provide natural light to the rooms as well as views to the garden and the open countryside beyond.

The stone built barn has a natural slate roof supported on historic timbers and the development will suit owner - occupiers and developers alike.

Set over two floors the spacious accommodation extends to approximately 1,430 sqft (133 sqm) and includes the following;

Ground Floor: Dining Kitchen located within an extension set on the footprint of an existing lean-to; Utility Room, Cloakroom and spacious open plan Living area with beamed ceiling.

First Floor: Three bedrooms including one en-suite and a House Bathroom.

Externally a new shared entrance coloured brown is to be formed from the highway providing access to a gravel driveway and parking area to the north east of the barn. A residential garden is shown on the approved plans as being located to the south west of the barn with tree planting beyond. Extending to approximately 1.4 acres (0.57 ha) the adjacent pasture land is included within the sale and will provide an exciting opportunity to small holders and those looking for equestrian premises. Subject to any necessary consents.

PLANNING

Full planning permission has been granted by Yorkshire Dales National Park - Decision No C/24/603A dated 12 September 2024, limiting the occupation to local occupancy or holiday let use only.

Full copies of the approved plans and all associated documentation are available on the WBW website.

LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge North Yorkshire, DL8 3EL.

TENURE

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

SERVICES

There are no services to the barn although it is believed that mains water is within close proximity and there are power lines and an existing transformer at the edge of the land that is included within the sale. The approved plans show the installation of a package treatment plant. Interested parties should make their own enquiries regarding services 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.



WHAT3WORDS

///natty.fixed.retain

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.

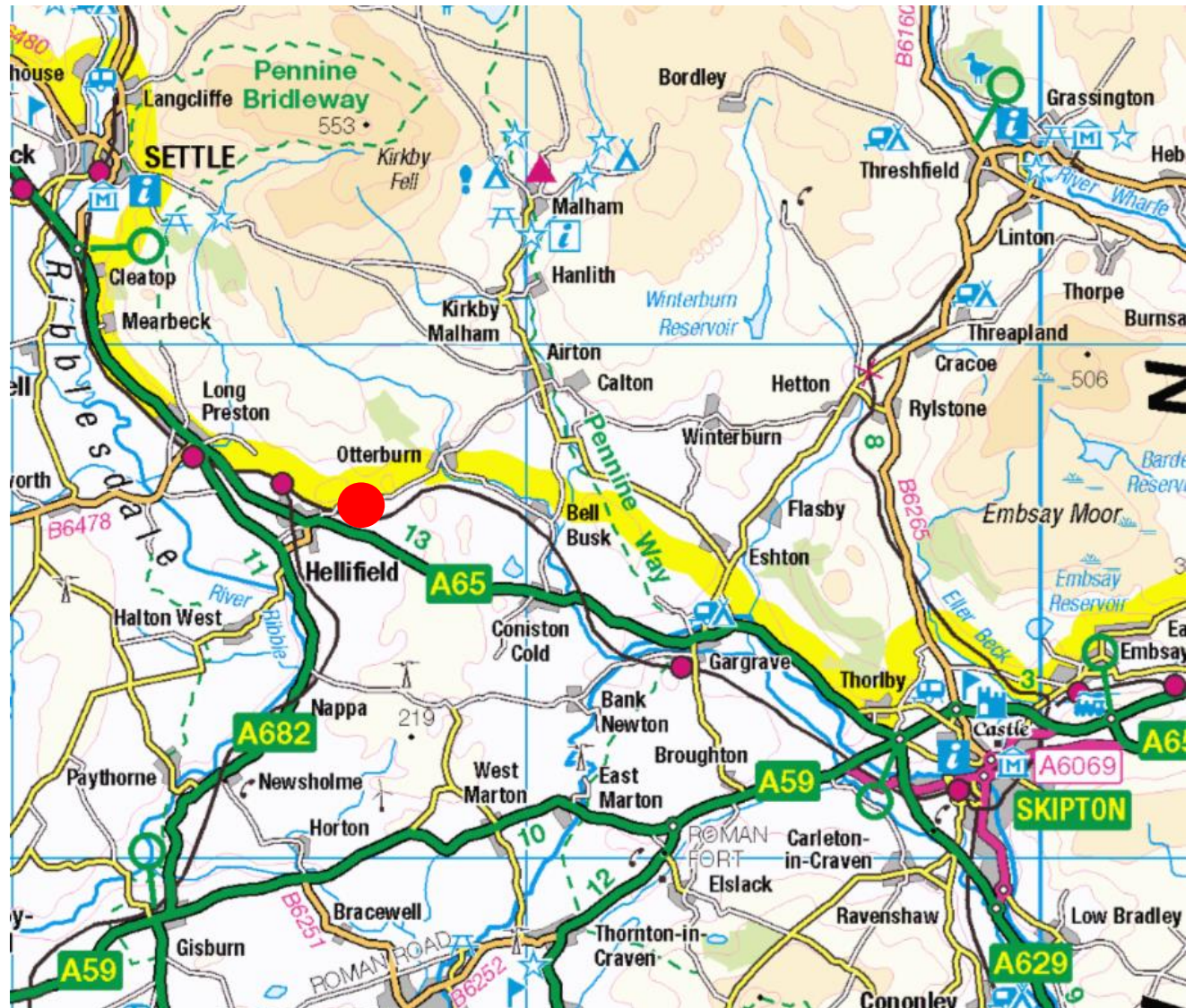
GUIDE PRICE

The property is offered at a guide price of £235,000, 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. To discuss the property in more detail or to make an offer please contact David Claxton at WBW Surveyors Ltd on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk

Details Prepared: April 2025



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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 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.