

Hill Top Laithe, Fell Lane, Cracoe





Not to scale—for illustrative purposes only

Hill Top Laithe, Fell Lane, Cracoe, Skipton, North Yorkshire BD23 6LE

Attractive stone outbarn with full planning approval for conversion to a local occupancy dwelling or holiday accommodation set within circa 3.97 acres (1.16 hectares) of meadow land.

Guide Price: £350,000

- Local occupancy dwelling or holiday let. Approved by the Yorkshire Dales National Park Authority - Planning Application No C/23/120 (full details available on the website or from WBW Surveyors Ltd office).
- Characterful four bedroom accommodation over two floors plus a small extension on the east elevation to be used as a store. Gross internal floor area of 180 square metres (1,935 square feet).
- Rural location close to the market towns of Skipton and Grassington.

Settle: approx. 12 miles Skipton: approx. 6 miles Grassington: approx. 3 miles Leeds: approx. 32 miles

DESCRIPTION

A delightful detached barn in a rural setting with planning permission to create a four bedroomed 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 open countryside beyond.

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

The spacious accommodation briefly comprises:

Ground Floor: Entrance Hall; Large open plan Living/Dining Kitchen area; Utility Room with WC.

First Floor: Four Bedrooms including two En-suite Shower Rooms and a House Bathroom.

Externally: Access is off Fell Lane, direct from the centre of Cracoe. The barn benefits from a southerly aspect overlooking the field which is included in the sale and open countryside beyond.

Extending to approximately 3.97 acres (1.60 ha), the adjacent meadow land provides an exciting opportunity to smallholders and those looking for equestrian premises. Subject to any necessary consents.

PLANNING

Full planning permission has been granted by Yorkshire Dales National Park under Decision No C/23/120 dated 27 February 2025 and the occupants must meet the Local Occupancy criteria or the property can be used as a holiday let. 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

The barn and land is held freehold and vacant possession will be granted upon completion of the sale.

SERVICES

The barn benefits from a mains water supply. The approved plans show the installation of a new package treatment plan to serve the barn. Interested parties should make their own enquiries regarding services as part of their own due diligence.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all wayleaves, easements and rights of way, both public and private, whether mentioned in these particulars or not. It is believed that there is a permissive bridleway running along Fell Lane and a gas main crosses the land. Interested parties should familiarise themselves with this and give consideration to how it may affect the intended use of the property before making an offer.

WHAT3WORDS

///removing.calendars.melons

METHOD OF SALE

Offers are invited for the property and the Vendor reserves the right to seek best and final offers at any stage during the marketing process and to conclude the sale by any appropriate means at any time.



VIEWING

Interested parties are asked to register their interest with the Selling Agents prior to viewing the land and then to do so once in receipt of a copy of these particulars.

NB: There is livestock in the field. Please ensure all gates remain closed at all time.

OFFERS & ENQUIRIES

To make an offer or to raise any enquiries, please contact David Claxton or Owain Turvill at WBW Surveyors Ltd on 01756 692900 or by the appropriate emails.

david.claxton@wbwsurveyors.co.uk

owain.turvill@wbwsurveyors.co.uk

Details Prepared: August 2025



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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. 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.