



# Swash Barn Horton In Ribblesdale

# Swash Barn

Horton In Ribblesdale, Settle, North Yorkshire, BD24 0JE

**Guide Price: £180,000**

**LOCAL OCCUPANCY DWELLING AND/OR HOLIDAY LET**

- Perfect isolation but walking distance to amenities
- Delightful position with stunning views
- Plot extending to approximately 334 square metres
- Further land available by separate negotiation

The approved Architect's plans provide an approximate gross internal area of 98 sqm (1,055 sq. ft) comprising: Kitchen · Dining Room · Hall · Lounge · Utility · 3 Bedrooms · Upstairs Bathroom.



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## DESCRIPTION

Swash Barn is a traditional Yorkshire Dales detached stone-built barn under stone slate roof set in the picturesque village of Horton In Ribblesdale. Boasting extraordinary countryside views and has the benefit of permission to create a three bedroom family home or desirable holiday accommodation.

Located on the outskirts of Horton In Ribblesdale village, a popular starting point for climbing the Yorkshire three peaks, the property is approximately 6 miles north of Settle market town making it ideally located to take full advantage of a range of local amenities.

## PLANNING

Planning permission has been granted by the Yorkshire Dales National Park Authority under Application No. C/44/297 subject to a Section 106 Agreement dated 17 October 2023 limiting the occupation to local occupancy or holiday let use only. A copy of the decision notice dated 23 October 2023 together with the approved plans are available on our website or via a request at the office.

## THE PLOT

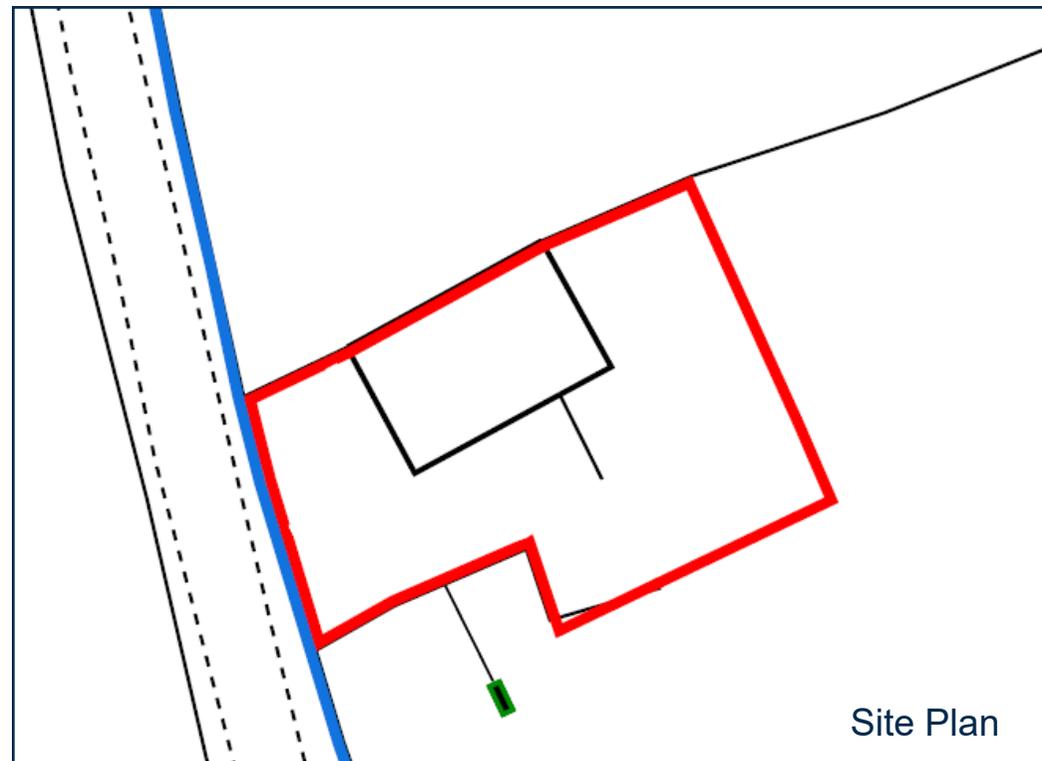
The extent of the plot covered by the planning permission and offered for sale is shown edged in red on the site plan. The Buyer will be responsible for erecting and thereafter maintaining a suitable boundary for those parts that are not currently enclosed by dry stone walls and inline with the decision notice dated 23 October 2023.

## ACCESS

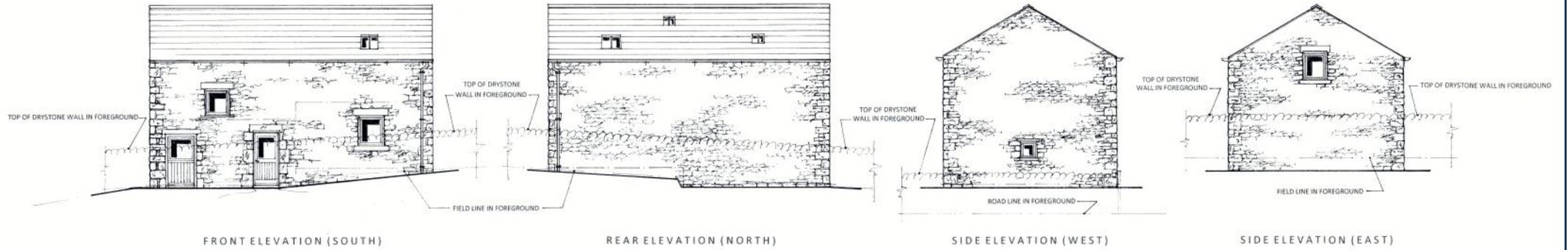
Access is from an unclassified, publicly maintained road emerging north from where the B6479 meets Station Road, Horton In Ribblesdale. Access to the property will be taken directly from the road via an existing gateway.

## SERVICES

Interested parties are advised to make their own enquiries in relation to services. The vendor will grant the purchaser the necessary easement to bring electricity across his retained land. It is understood that there is mains water in the road passing the property.



Site Plan

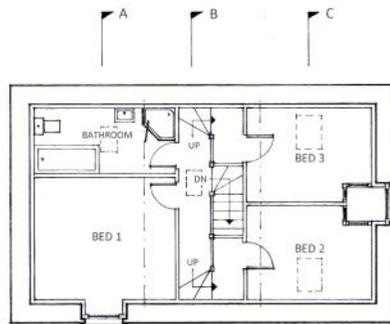


FRONT ELEVATION (SOUTH)

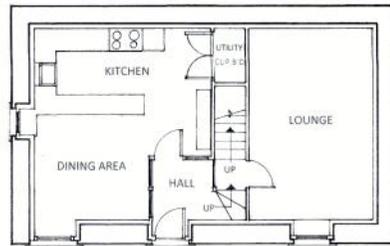
REAR ELEVATION (NORTH)

SIDE ELEVATION (WEST)

SIDE ELEVATION (EAST)



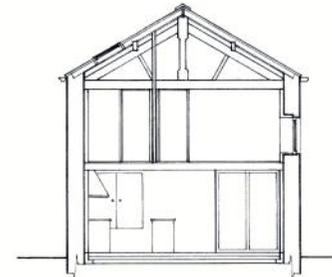
FIRST FLOOR PLAN



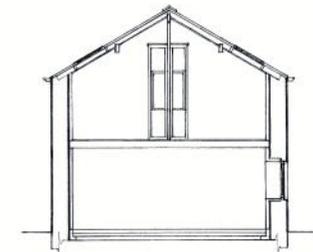
GROUND FLOOR PLAN

**PROPOSED MATERIALS**

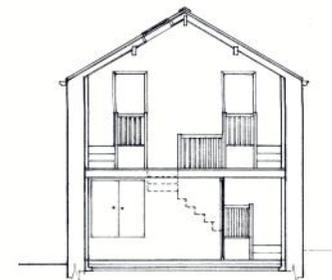
BARN ROOF TO BE REDOED WITH PART EXISTING AND PART NEW NATURAL GREY/BLUE SLATES  
 PROPOSED ROOF LIGHTS TO BE VELUX CONSERVATION TYPE.  
 ALL BARN ELEVATIONS AS EXISTING TO BE RAKED OUT AND RE-POINTED (BAGGED OFF TO MATCH AS EXISTING) ONLY REPAIRED WHERE AGREED AND IN LINE WITH ANY STRUCTURAL REPORT.  
 ALL NEW WINDOWS & DOORS AS SHOWN TO BE CONSTRUCTED IN TIMBER AND PAINTED IN HERITAGE COLOUR.  
 ALL WINDOW AND DOOR REVEALS TO BE MINIMUM 150 MM DEEP  
 ALL WATER CARRYING GOODS TO BE OF BLACK COLOURED PVCU WITH A DEEP TRADITIONAL GUTTER PROFILE. ALL GUTTERS SECURED USING GALVANISED ADJUSTABLE BRACKETS, AS SHOWN TO FRONT AND REAR ELEVATIONS (NO FACIA BOARDS)  
 PROPOSED MINIMUM 6 PERSON TREATMENT PLANT AS SHOWN



SECTION THROUGH A-A



SECTION THROUGH C-C



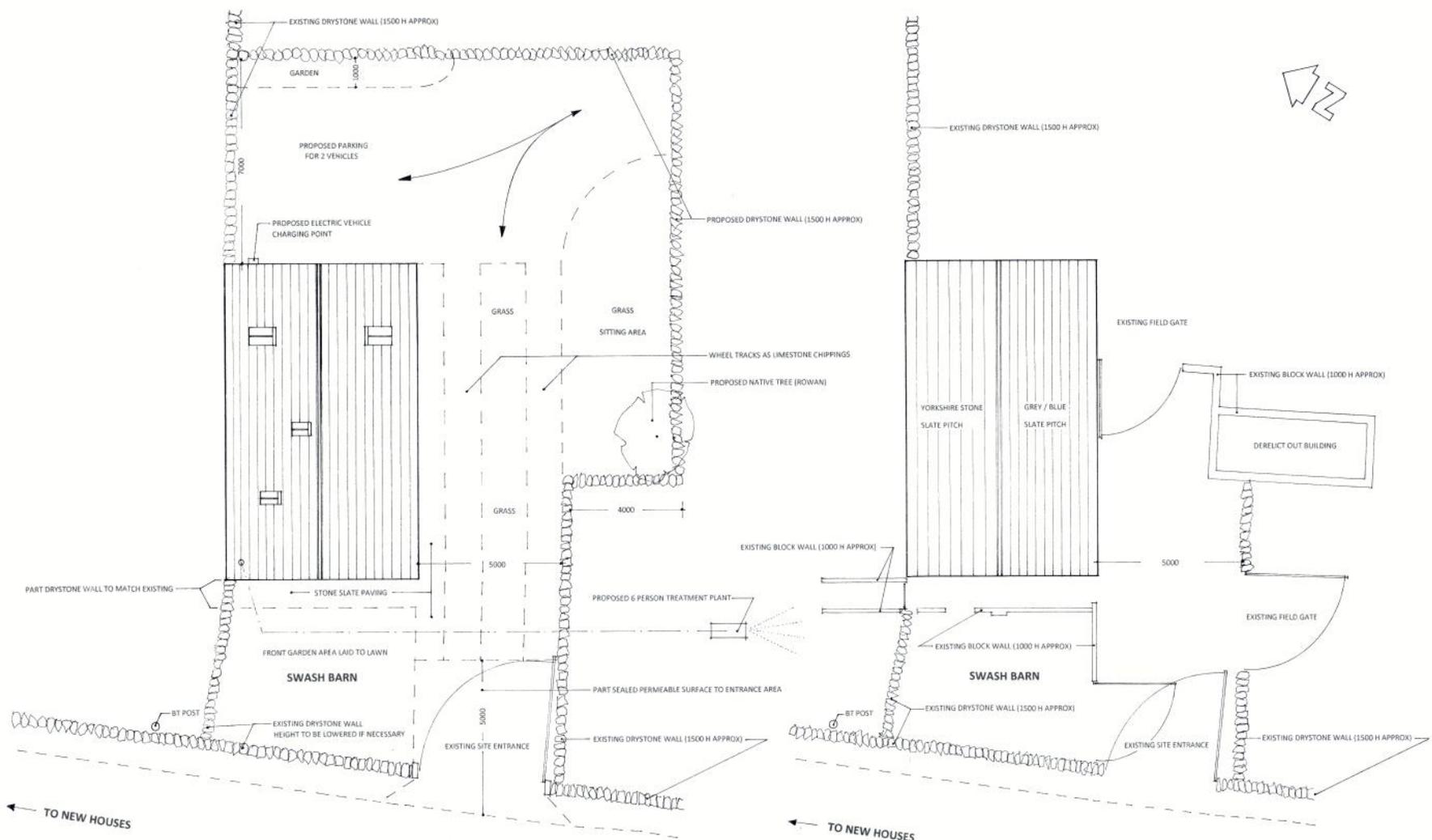
SECTION THROUGH B-B

DRAWING  
 PROPOSED ELEVATIONS PLANS & SECTIONS

PROJECT  
**PROPOSED CONVERSION OF BARN TO FORM DWELLING**  
 At: SWASH BARN – LANE TO NEW HOUSES - HORTON-IN-RIBBLESDALE  
 For:  
 DRAWING NUMBER 422/21/PEPS/A 2 (AMENDED)  
 SCALE 1:100 @A2 DATE 10. 08. 2021

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

Not to scale—for identification purposes only.



PROPOSED BLOCK PLAN / ROOF PLAN

EXISTING BLOCK PLAN / ROOF PLAN

DRAWING  
PROPOSED & EXISTING BLOCK PLAN ROOF PLAN

PROJECT  
**PROPOSED CONVERSION OF BARN TO FORM DWELLING**  
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## VIEWING

Viewing is strictly by appointment only through the Selling Agents. Viewers who enter the barn do so entirely at their own risk.

## DIRECTIONS

Swash Barn will be found on the side of the road between the village of Horton In Ribblesdale and New Houses to the north. The postcode is BD24 0JE. A 'For Sale' board will be erected at the roadside entrance.

## WHAT3WORDS

///piston.drift.campfires

## OFFERS & ENQUIRIES

For further enquiries or to make an offer please contact Owain Turvill at WBW Surveyors on 01756 692 900 or email:

[owain.turvill@wbwsurveyors.co.uk](mailto:owain.turvill@wbwsurveyors.co.uk)

Details prepared: April 2024



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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**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.

**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.

**ANTI MONEY LAUNDERING:** We are required by the HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through Smartsearch and there is a fee of £25. + VAT per buyer. We also require details of your source of funds. We are unable to mark a property Sold Subject to Contract, until the checks have been completed satisfactorily.

