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**J.R. HOPPER** & Co.  
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*"For Sales In The Dales"*  
01969 622936

## The Old Butchers Shop, Langthwaite



- Barn With Planning Permission For 2 Bedroom Home
- Dales Village Location
- Bathroom
- Hallway
- Dining Kitchen
- Living Room
- Small Rear Garden
- Parking For Two Cars
- Pleasant Outlook
- Section 106 Local Occupancy Clause.

**Offers Around £55,000**



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# **The Old Butchers Shop, Langthwaite**

## **DESCRIPTION**

**The Old Butchers Shop offers a rare opportunity to convert an existing barn to create a beautiful village home.**

**The property is located in the heart of the picturesque village of Langthwaite in Arkengarthdale. Langthwaite is a charming village, just 3 miles North of Reeth. The village is a thriving community with 2 excellent pubs, the Red Lion and the CB Inn, church, school and a wealth of walks and views to the historic lead mining hills of Arkengarthdale. The famous Tan hill pub is a few miles further up the road.**

**The plans have been passed to create a village home with two bedrooms and a bathroom on the ground floor and a dining kitchen and spacious living room on the first floor.**

**Outside there will be private parking for two cars and small garden/patio which will enjoy the afternoon and evening sun with lovely views over the bridge and river towards the hills beyond.**

**A rare opportunity to create the house of your dreams!**

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Application number: R/01/147. Yorkshire Dales National Park. Decision date: 9/10/2014.

Please note that the property is subject to a Section 106 Local Occupancy Clause. Please call our office for more details.

# The Old Butchers Shop, Langthwaite

## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority</b>	Richmondshire District Council
<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
<b>Council Tax Band</b>	Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	Freehold

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

## ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at [allagents.co.uk](http://allagents.co.uk). Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

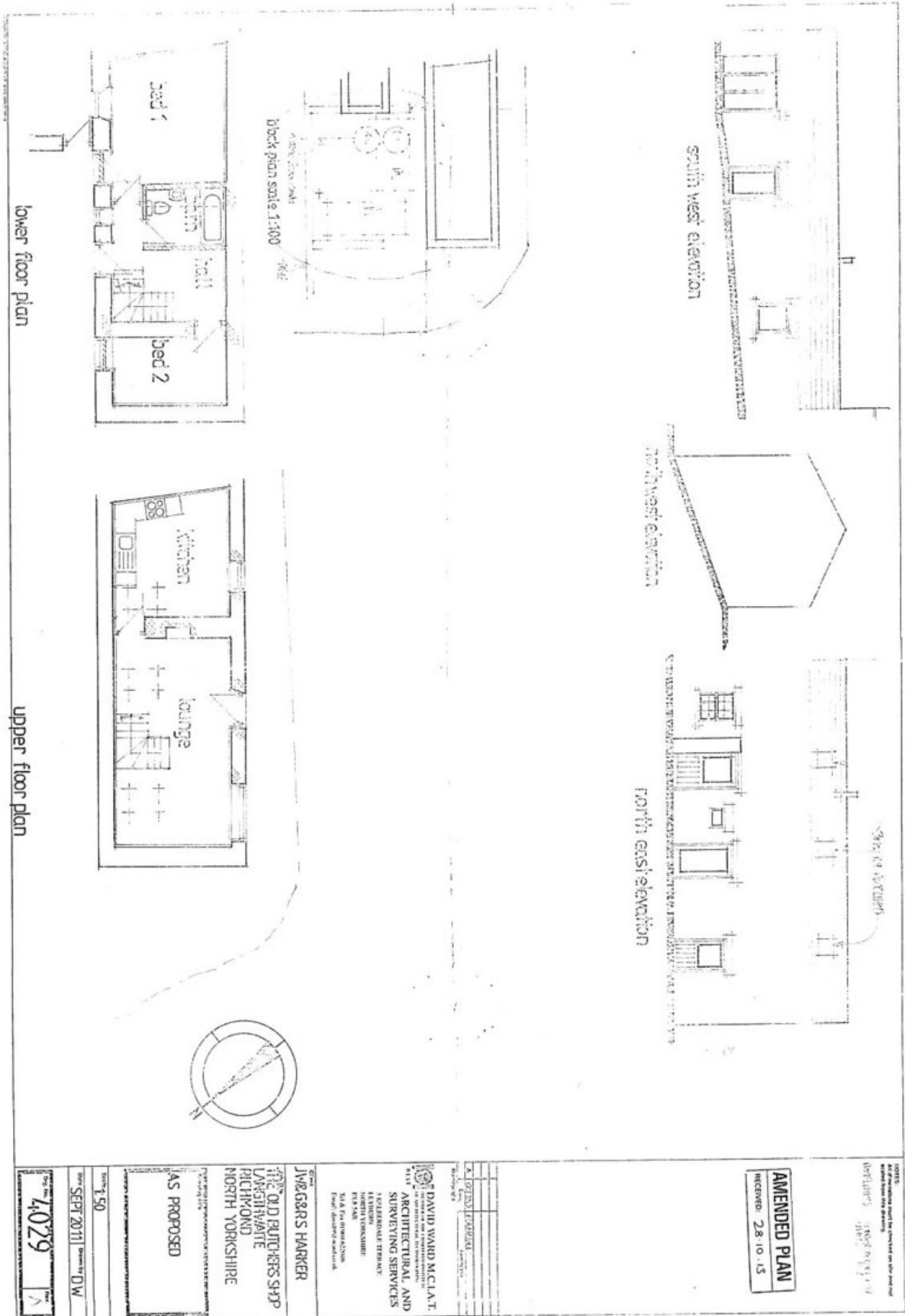
J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are L. B. Carlisle and E. J. Carlisle.

## ENERGY PERFORMANCE CERTIFICATE

**Property:** The Old Butchers Shop, Langthwaite, Richmond, North Yorkshire, DL11 6RD

**Energy Efficiency Rating Current TBC Environmental Impact Rating Current TBC**

# The Old Butchers Shop, Langthwaite



**AMENDED PLAN**  
RECEIVED: 28.10.15

NOTES:  
1. All dimensions shall be checked on site and the  
contractor shall be responsible for any  
discrepancies.  
2. All work to be done in  
accordance with the  
contract documents.

Author	David Ward McI. A.T.
Checked	David Ward McI. A.T.
Drawn	David Ward McI. A.T.
Scale	1:50
Date	SEPT 2011
Drawn by	DW

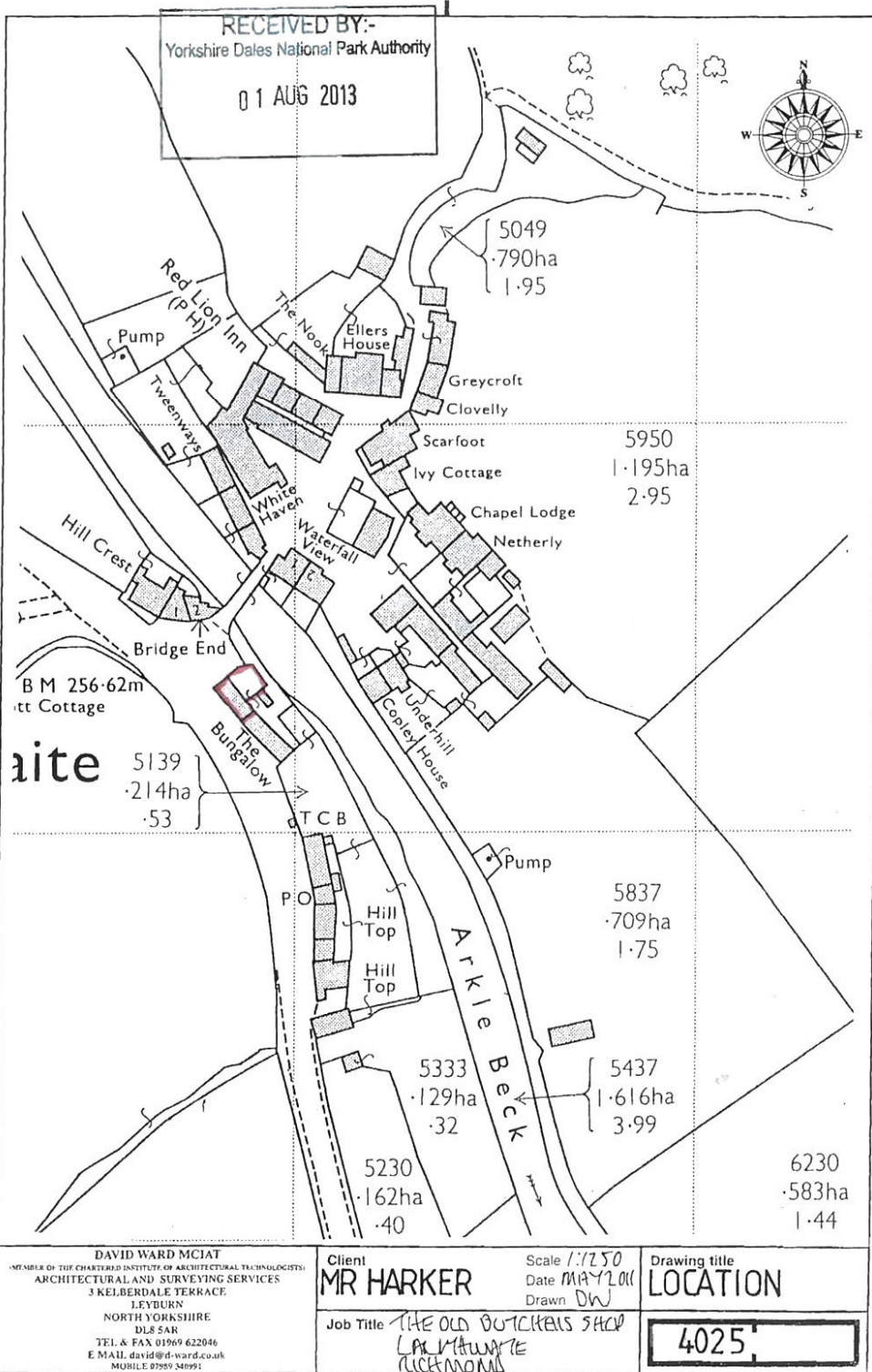
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**JW&GARS HARKER**  
THE OLD BUTCHERS SHOP  
LANGTHWAITE  
RICHMOND  
NORTH YORKSHIRE

**AS PROPOSED**

Scale 1:50  
Date SEPT 2011 Drawn by DW  
£4,029

# The Old Butchers Shop, Langthwaite



## The Old Butchers Shop, Langthwaite

