

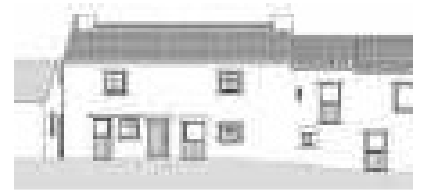


## LOW WHITA FARM - LOT I, LOW ROW RICHMOND, NORTH YORKSHIRE, DL11 6NT

A Grade II\* Listed barn with full planning permission granted for the creation of a four/five bedroomed family home occupying a substantial site extending to around 1.18 acres in all, including large gardens to the south and a paddock to the north. The property has super views down Swaledale to the West. In addition, there is a detached barn which could provide additional accommodation, subject to the necessary consents. We have a letter from the Local Authority confirming they would be amenable to its conversion to a holiday let.

The property has had full planning granted for the erection of a 299m<sup>2</sup> home (Application number R/03/95A)

- Barn for conversion with full planning permission
- Sitting in a plot extending to around 1.18 acres
- Creation of a four/five bedroom family home
- Yorkshire Dales National Park
- Grade II\* Listed



## Offers in the region of £195,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

## LOW WHITA FARM - LOT 1, LOW ROW

RICHMOND, NORTH YORKSHIRE, DL11 6NT

### SITUATION AND AMENITIES

The barn is situated in the heart of the Yorkshire Dales National Park in Swaledale, on the southern side of the River Swale. The property is equi-distant between Healaugh and Low Row. The town of Reeth is situated approximately 5 miles away which is well served with a primary school, Doctors' surgery, local shop, tea rooms, public houses and the Dales Bike Centre.

For the outdoor enthusiast there is plenty of scope for walking and cycling from the doorstep.

Richmond 14 miles, A1(M) 17 miles, A66 15 miles.

Please note mileages are approximate.



### PLANNING PERMISSION

Planning Permission was granted on 7/8/2019. Application Number R/03/95A. Copies of the relevant documentation are available upon request. The proposed accommodation provides for three reception rooms plus a study, kitchen, boot room, utility room and pantry, five bedrooms and three bathrooms. In addition there is the possibility of converting the barn to the south to a one bedroomed annexe, subject to gaining the necessary consents.

The property occupies a substantial site extending to 1.18 acres in all, including a large paddock to the north and the garden area to the south.

### SERVICES

We understand that there will need to be a septic tank installed to be shared with Lot 2, Low Whita Farm.

We understand that the water supply is spring fed and will need to be separated and shared with Lot 2, Low Whita.

We understand that that there is the provision of electricity to Lot 2 Low Whita and a metered supply will need to be created for Lot 1.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, whether public or private, lighting, water, drainage, sewerage, support and easements whether mentioned in these particulars or not. Notwithstanding this, there is a public footpath shown on the plan as a purple dashed line running across both lots. The driveway is owned by Lot 2 with a private right of way in favour of the new owner of Lot 1, for pedestrian and vehicular access, this is shown in yellow on the plan. The sporting rights over the land will be retained by the vendor.

The vendor reserves the right to amend the boundaries of the plot, subject to notification. The sale is subject to all covenants and conditions stipulated by the vendor.



### **LOCAL AUTHORITY**

Richmondshire District Council. Telephone 01748 829100

### **VIEWINGS**

Strictly by appointment with the agents GSC Grays. Telephone: 01969 600120

PLEASE NOTE THAT THE POST CODE DOES NOT TAKE YOU TO THE PROPERTY.

**DIRECTIONS:** From the centre of Reeth, take the B6270 signposted to Gunnerside and Kirkby Stephen. Proceed straight through the village of Healaugh. Take the next left junction signposted to Askrigg, continue over the bridge over the River Swale, turn right at the T-junction signposted to Askrigg. Continue on this road for around a third of a mile and the property is on the right hand side.

### **PARTICULARS**

The particulars were written and the photographs taken in June 2019.

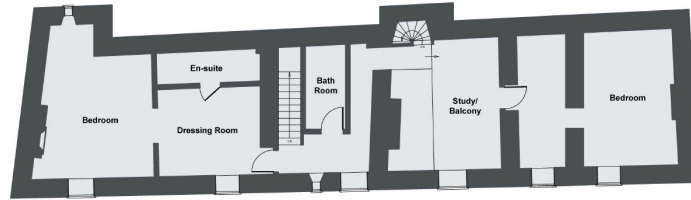
Please note that the property was unaffected by the floods of August 2019.



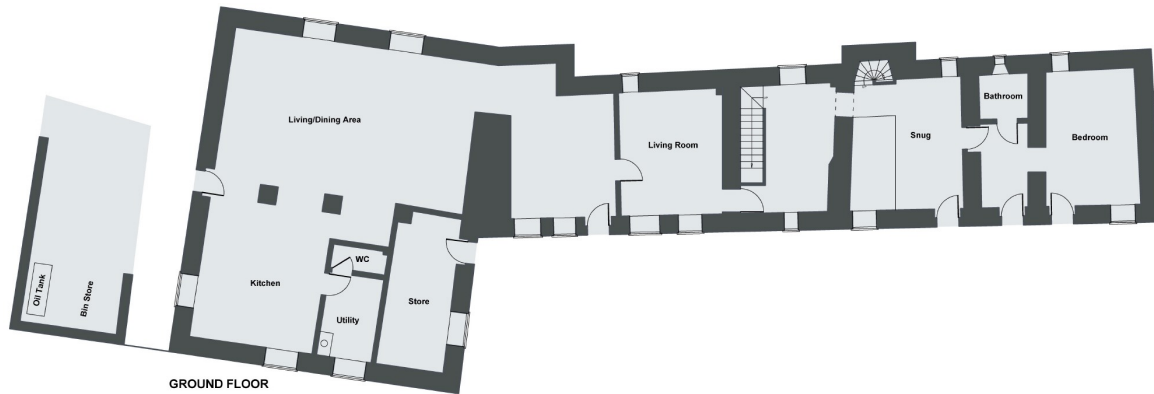
# GSC GRAYS

PROPERTY • ESTATES • LAND

## Low Whita



FIRST FLOOR



GROUND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

### Disclaimer Notice: PLEASE READ:

GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract. 2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order. Please discuss with us any aspects that are important to you prior to travelling to the view the property.



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