

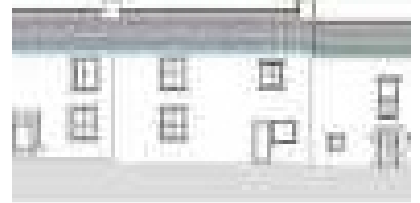


LOW WHITA FARM - LOT 2, LOW ROW RICHMOND, NORTH YORKSHIRE, DL11 6NT

A Grade II* Listed farmhouse with a range of attached barns and outbuildings with full planning permission granted for the creation of a five bedroom, three bathroom family home with three or four reception rooms. In addition, there is planning permission for the conversion of an Annexe within the grounds. The property occupies a very large site extending to around two acres including the original walled gardens to the south, which border a larger garden/paddock, together with a paddock to the north.

The property has had full planning granted for the creation of a 332m² home with the auxiliary annexe building at 62m² (Application number R/03/95A)

- Lot 2
- Barns for conversion with full planning permission
- Yorkshire Dales National Park
- Grade II* Listed
- Plot extending to around two acres
- Creation to a five bedroom home with a one bedroom annexe



Offers in the region of £275,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

LOW WHITA FARM - LOT 2, LOW ROW

RICHMOND, NORTH YORKSHIRE, DL11 6NT

SITUATION AND AMENITIES

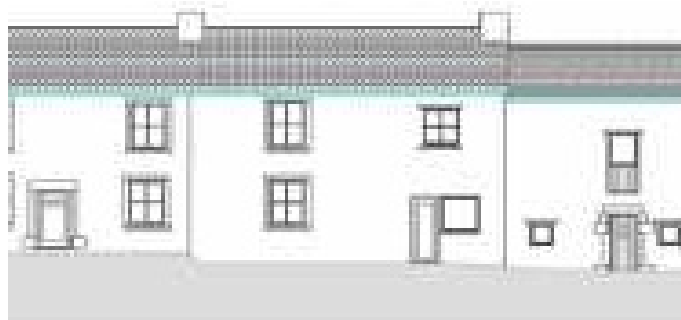
The farmhouse is situated in the heart of the Yorkshire Dales National Park in Swaledale, on the southern side of the River Swale. The property is equi-distant between Healaugh and Low Row. The town of Reeth is situated approximately 5 miles away which is well served with a primary school, Doctors' surgery,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

of VAT may be applicable (5% instead of 20%) on some of the renovation or alteration costs of empty qualifying residential premises that have not been lived in for 2 years or more.



MAIN BUILDING



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 a large open plan living/dining kitchen with westerly aspect down Swaledale, snug, study area with staircase, boot room, five bedrooms and three bathrooms.

The property occupies a substantial site extending to 2 acres in all including a large garden area to the south and a paddock to the north.

Whilst any potential purchaser should make their own enquiries, it should be noted that a reduced-rate





SERVICES

We understand that there will need to be a septic tank installed to be shared with Lot 1, Low Whita Farm.

We understand that the water supply is spring fed and will need to be separated and shared with Lot 1, Low Whita.

We understand 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.

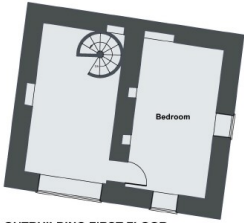
Please note that the property was unaffected by the floods of August 2019.



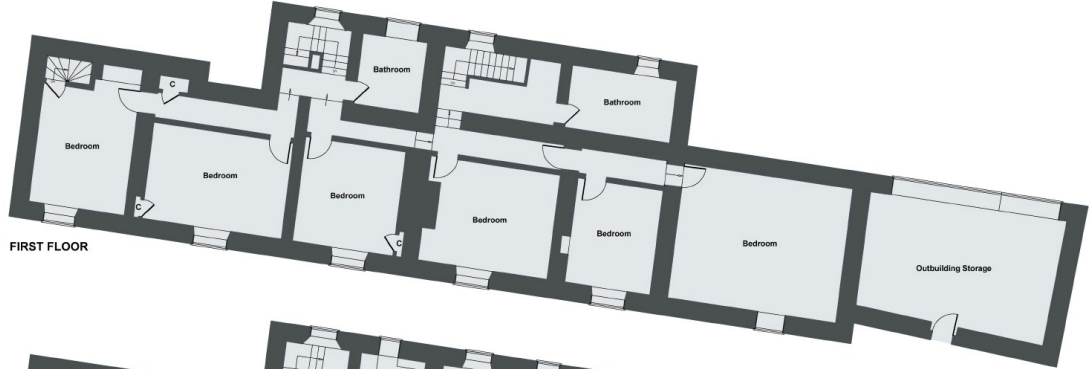
GSC GRAYS

PROPERTY • ESTATES • LAND

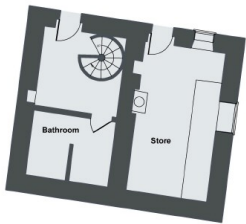
Low Whita



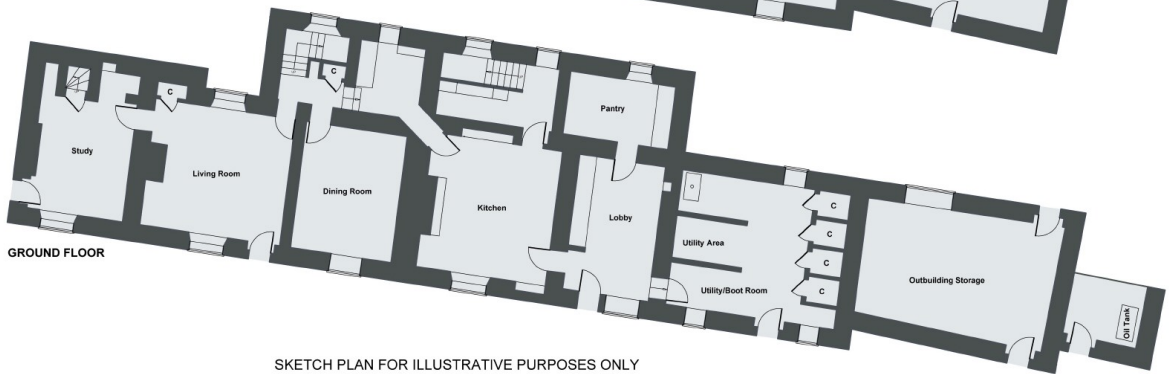
OUTBUILDING FIRST FLOOR



FIRST FLOOR



OUTBUILDING GROUND 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

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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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