



BARN AT NETHER HESELDEN

Litton, Settle



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LITTON, SETTLE, NORTH YORKSHIRE, BD23 5QL

Nether Heselden 0.5 miles, Litton 1 mile, Settle 10 miles

AN ATTRACTIVE STONE BARN WITH PLANNING CONSENT FOR CONVERSION TO A TWO-BEDROOM DWELLING SITUATED IN THE HEART OF THE PICTURESQUE YORKSHIRE DALES NATIONAL PARK

- Characterful roadside stone barn, extending to approximately 800 sq ft
 - Planning consent approved a two-bedroom local occupancy dwelling and/or holiday let
- Stunning rural setting with far reaching views over open countryside

About 0.63 acres (0.25 ha)

Additional land available via separate negotiation



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

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richmond@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Description

An attractive stone-built barn extending to approximately 800 sq ft with direct access onto the public highway. The building was granted full planning consent for conversion to a two-bedroomed dwelling with a local occupancy / holiday let restriction on the 3rd November 2022 (Planning Reference: C/35/40).

Consented accommodation is over a single storey and comprises:

Kitchen, dining room, sitting room, two bedrooms and a bathroom.

This characterful barn boasts several original features and offers tremendous scope to establish a bespoke and desirable off-grid development set within the tranquil heart of the Yorkshire Dales National Park.

GENERAL INFORMATION

Tenure

The property is to be sold Freehold with vacant possession on legal completion.

Rights of Way and Easements

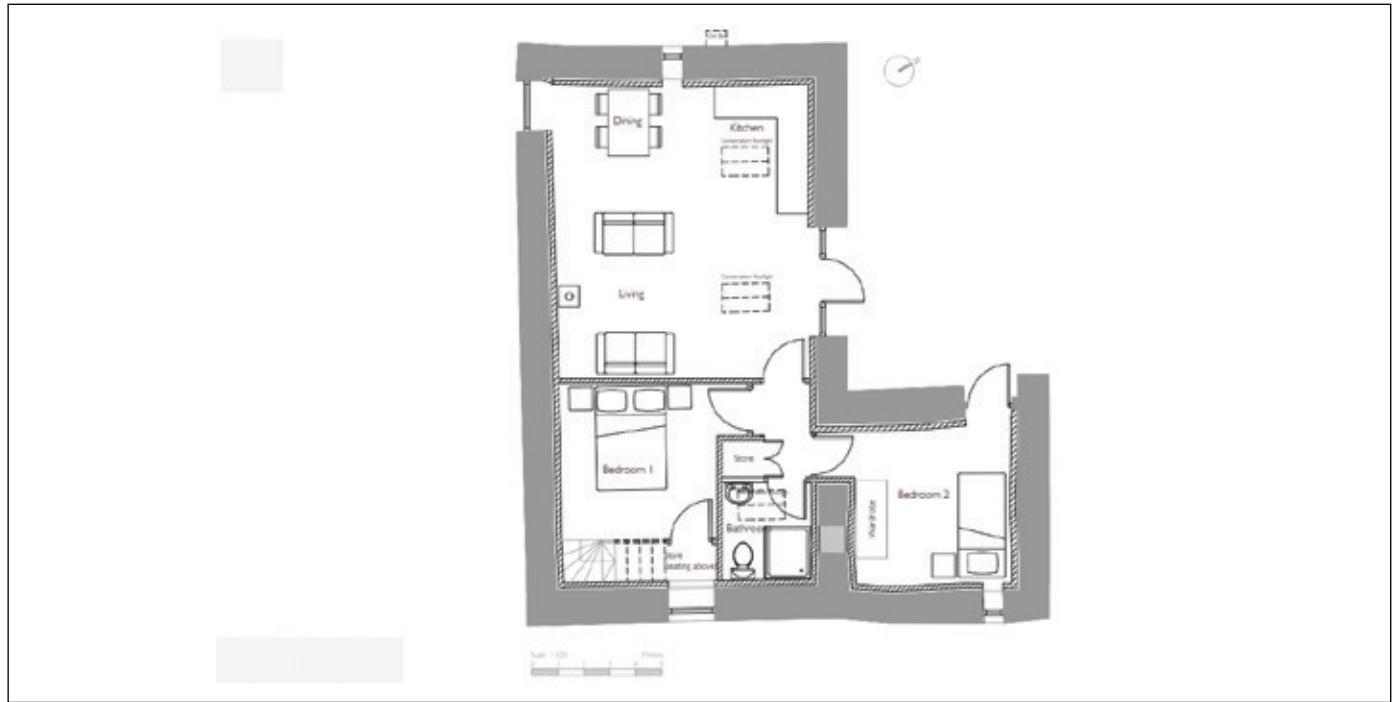
The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

There are no mains services connected to the property, perspective purchasers should make their own enquiries. The installation of a sewerage treatment plant has been approved in accordance with the planning consent (C/35/40).

Designations

The property falls within the Yorkshire Dales National Park.



Additional Land

Additional grassland is potentially available via separate negotiation. Further information available from the Selling Agents.

Local Authorities

North Yorkshire County Council
County Hall, Northallerton, DL7 8AD
Tel: 01609 780780

Method of Sale

The property is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Solicitors

McGarry and Co Solicitors
6 Station Road, Grassington, Skipton
North Yorkshire, BD23 5NQ
Tel: 01756 753015
Anthony Davies acting.





Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farm, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Postcode

BD23 5QL

Directions

Upon reaching the village of Litton, proceed north on Armistead Barns Road for approximately 1 mile. The barn is located on the right-hand side and signposted by a GSC Grays sale board.

what3words

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Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

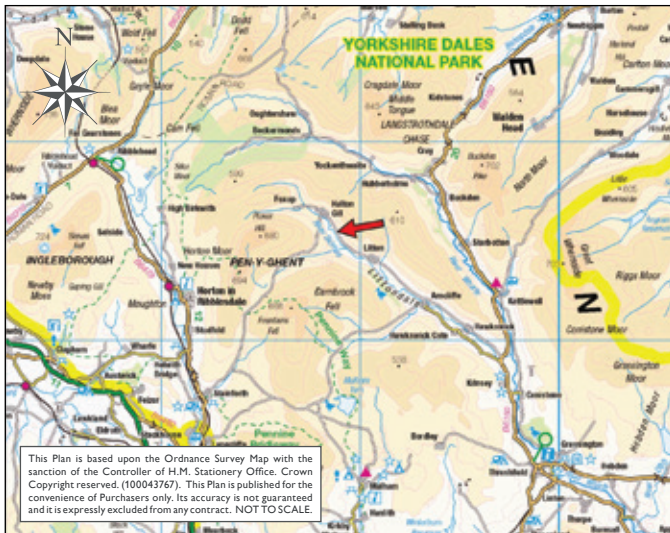
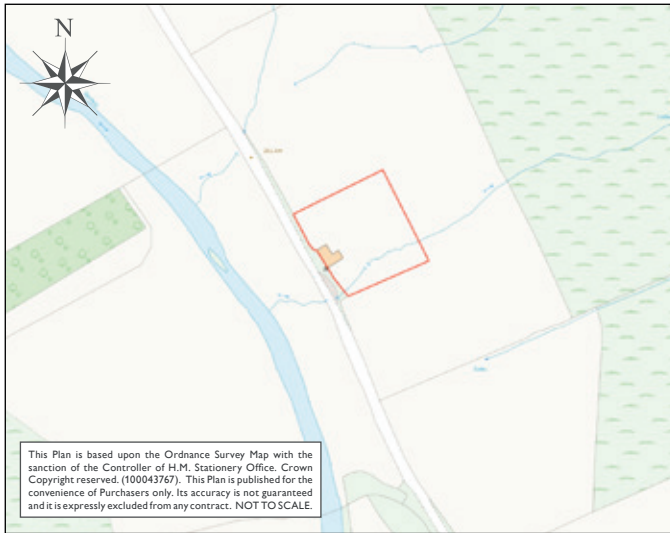
Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall

be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.



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 our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on 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.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: Spring 2024

Photographs taken: Spring 2024