



Eysdey Barn

**Helwith Bridge, Studfold, Horton in Ribblesdale,
North Yorkshire, BD24 0EH**

Price: OIRO £225,000 Region

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

A great opportunity to acquire a traditional stone-built barn with planning consent, located between the villages of Studfold and Stainforth, in the beautiful Yorkshire Dales National Park near the River Ribble and less than 5 miles from the popular Market Town of Settle.

Fabulous panoramic views of open countryside including the famous Pen-y-ghent & Ingleborough peaks.

There is a local occupancy restriction condition on the planning consent.

Directions: Via */// what3words: snored.bhalf.coffee*

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Description:

Located just south of Studfold between Horton in Ribblesdale and Settle in the Yorkshire Dales National Park. This proposed barn conversion has good roadside access directly off Austwick Road with access track which was the original road to Horton-in-Ribblesdale.

Despite the rural setting of this property, local amenities include a local pub approximately 400m down the road.

Approved plans show a garden and parking for two cars

Planning Permission

Full planning permission No C/44/89A for conversion of barn into a 2-bedroom domestic accommodation to include kitchen, living room with 2 entrances, together with installation of package sewage treatment plant. Planning states the barn is to be repointed and roofed with 'Yorkshire Stone' to stay in keeping with the area.

Local occupancy clause within the North Yorkshire National Park boundaries.

Documents are available upon request.

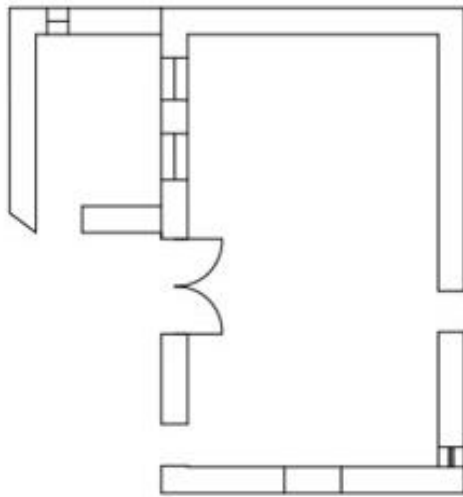
Local Occupancy Clause

Qualifying Person

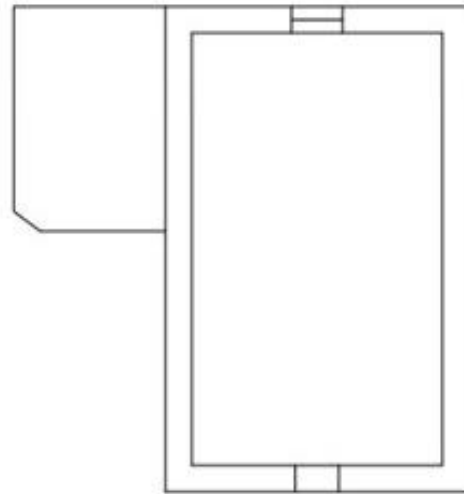
The Local Needs criteria for a proposed occupier of a Dwelling are:

1. The Dwelling must be the main or principal residence of the proposed occupier; and
2. The proposed occupier has established a need to live in the Dwelling by being either
 - 2.1 Existing residents of the National Park establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home or requiring more space for a growing family; or
 - 2.2 A head of household who is or whose partner is in or is taking up full time permanent employment or self employment within the National Park or within a Split Parish. Where a person is employed in a business that operates in multiple locations, their employment activities take place predominantly inside the National Park; or
 - 2.3 A household that has a child at a school within the National Park; or
 - 2.4 Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park or within a Split Parish; or
 - 2.5 Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park or within a Split Parish; or
 - 2.6 Persons having to leave tied accommodation within the National Park or within a Split Parish; or
 - 2.7 Former residents of the National Park or within a Split Parish whose case is accepted in writing by the Authority as having a need to return to the National Park.
3. The categories of persons set out in paragraphs 2.1, 2.4, 2.5 and 2.6 above will apply only to persons who have resided permanently in the National Park (or Split Parish) for the preceding three years.
4. The categories of persons set out in paragraph 2.7 above will apply to residents who have resided in the National Park (or Split Parish) for a minimum of 10 years.

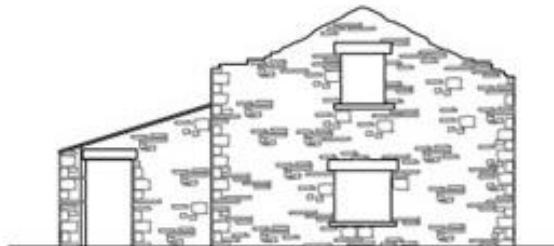
Existing Plans



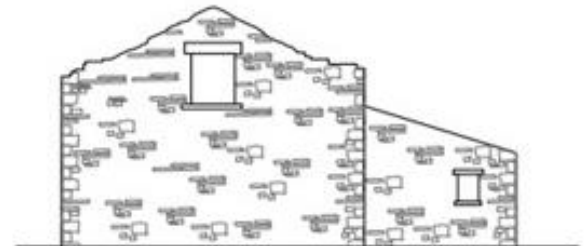
EXISTING GROUND FLOOR PLAN



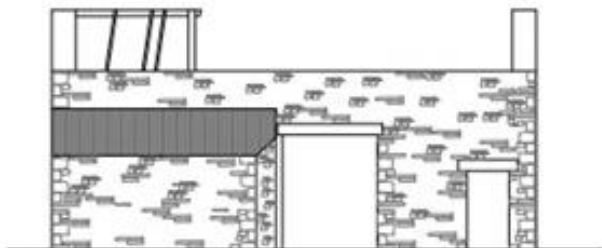
EXISTING FIRST FLOOR PLAN



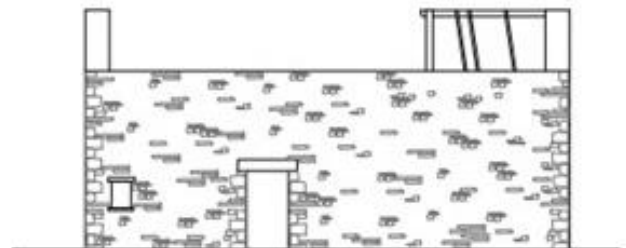
EXISTING SOUTH ELEVATION



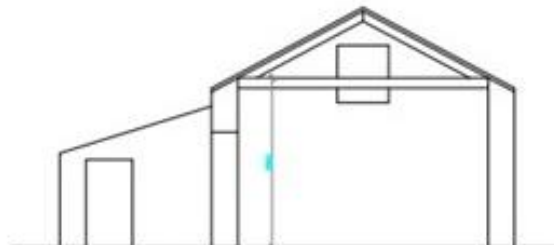
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



EXISTING SECTION

EXISTING

Proposed Plans

PLANNING NOTES:

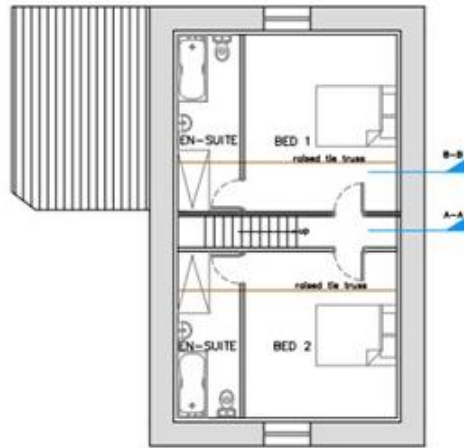
Convert and renovate existing stone barn into two bed dwelling.
 Existing random stone walls built from a mixture of Hell with bridge slate and limestone with mixture of sandstone, limestone and slate spalls.
Windows and Doors:
 To be painted timber windows and doors, to have traditional appearance of top half of glazing broken into three panes painted in flat oil dark coloured Grey red Farrow and Ball; Black Blue
 Or Green F&B Carriage Green
Roof:
 Re-Roof in reclaimed natural Yorkshire stone with flush pointed verge and wet stone ridges.

Rainwater goods:

Black half round extruded metal gutters on galvanised rise and fall brackets.
Walls:
 Hack out and re-point walls in traditional grey lime mortar mix, Ratio: 1
Lime:
 1 Grey grit sand
 1 soft yellow builders sand
 half aggregate 5mm
 half silver sand
 with brushed finish.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



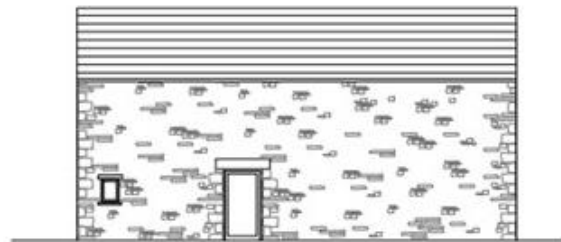
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



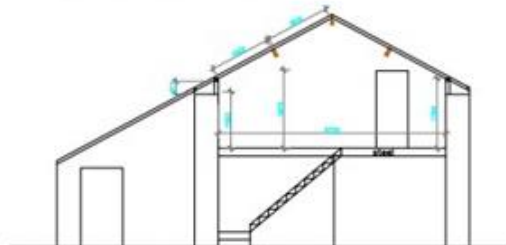
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



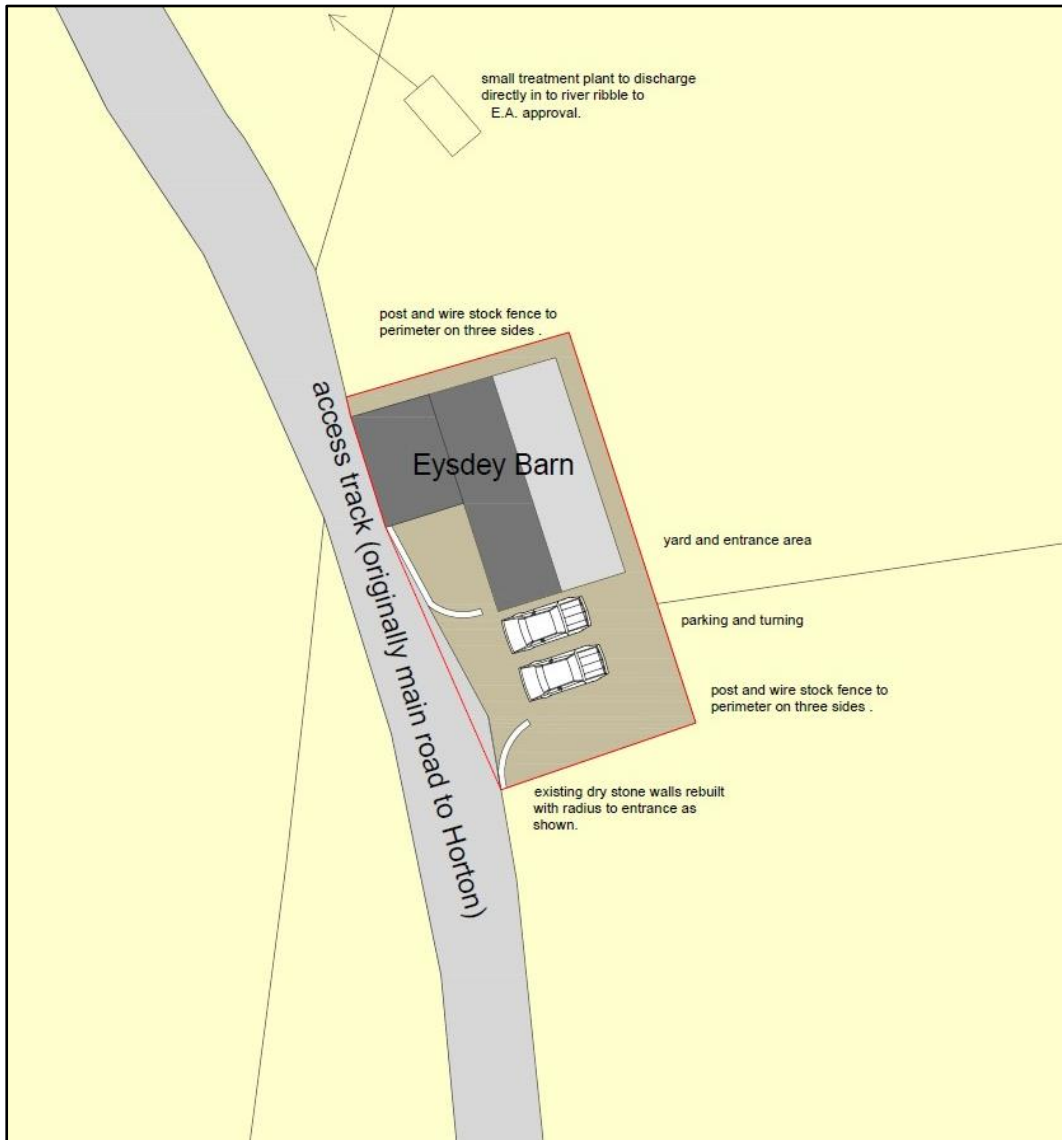
SECTION B-B



SECTION A-A

PROPOSED

Site Plan





Location Plan



Services: No mains services connected.

Tenure: Freehold with vacant possession upon completion.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search

Notes

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