



**White Sike Barn, Horton in Ribblesdale,
Settle, North Yorkshire, BD24 0ET**

Guide Price £100,000

A unique opportunity to acquire a traditional stone built barn set in 3.95 acres located in the Yorkshire Dales National Park with commanding views over the Upper Ribble Valley.

Located between the villages of Stainforth and Horton in Ribblesdale and being just 6 miles from the attractive market town of Settle the barn is ideally situated for a wide variety of buyers and potential uses.

Offered for sale by Informal Tender freehold with vacant possession upon completion.

Tender deadline 12 noon Wednesday 8th May 2024.

- Significant development potential
- Prime location within the Yorkshire Dales National Park
- Set in 3.95 acres
- Traditional stone built barn

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

Description

White Sike Barn is a traditional stone agricultural barn of typical design and construction for the Yorkshire Dales. Constructed of local stone and being under a stone flagged roof, the barn appears in good structural repair throughout. A small single storey lean-to of the same construction is located on the barn's east gable.

The barn is situated on the east side of the Upper Ribble Valley between the villages of Stainforth and Horton in Ribblesdale, located directly below Pen-y-Ghent. Tucked into a small relief in the hillside and south facing, the barn commands impressive views towards Settle and the surrounding countryside.

The 3.95 acre meadow, located directly to the south of the barn, is enclosed on all sides by traditional dry stone walls, all being in good stock-proof repair. A natural water supply to the field is provided by a small stream.

The barn benefits from good access onto the surrounding network of public footpaths and is ideally placed to allow easy access to explore the surrounding Yorkshire Dales National Park.

Internal Measurements:

Main Barn: 12.8m x 5.8m - 74.24 sqm (799 sqft)

Lean-to: 3.2m x 2.2m - 7.04 sqm (76 sqft)

Total Floor Area: 81.28m² (875 sqft)







General Remarks

Services & Access: No existing services. Access by existing track located to the north of White Sike Barn. Public footpath as marked yellow on included boundary plan.

Basic Payment Scheme: It is understood that the property has been registered with the Rural Payments Agency for the purposes of the BPS. No BPS reference amount is included within the sale.

Environmental Stewardship: The land is not currently entered into any Agri-Environment Scheme.

Sporting, Mines & Mineral Rights: All sporting, mines and mineral rights are assumed to be in hand are to be included in the sale.

Title & Tenure: Held freehold under part of title NYK37198. Vacant possession upon completion.

Planning: No planning permissions or applications outstanding. Any and all planning enquiries are to be directed to Yorkshire Dales National Park.

Viewings: By prior appointment with the selling agents only.

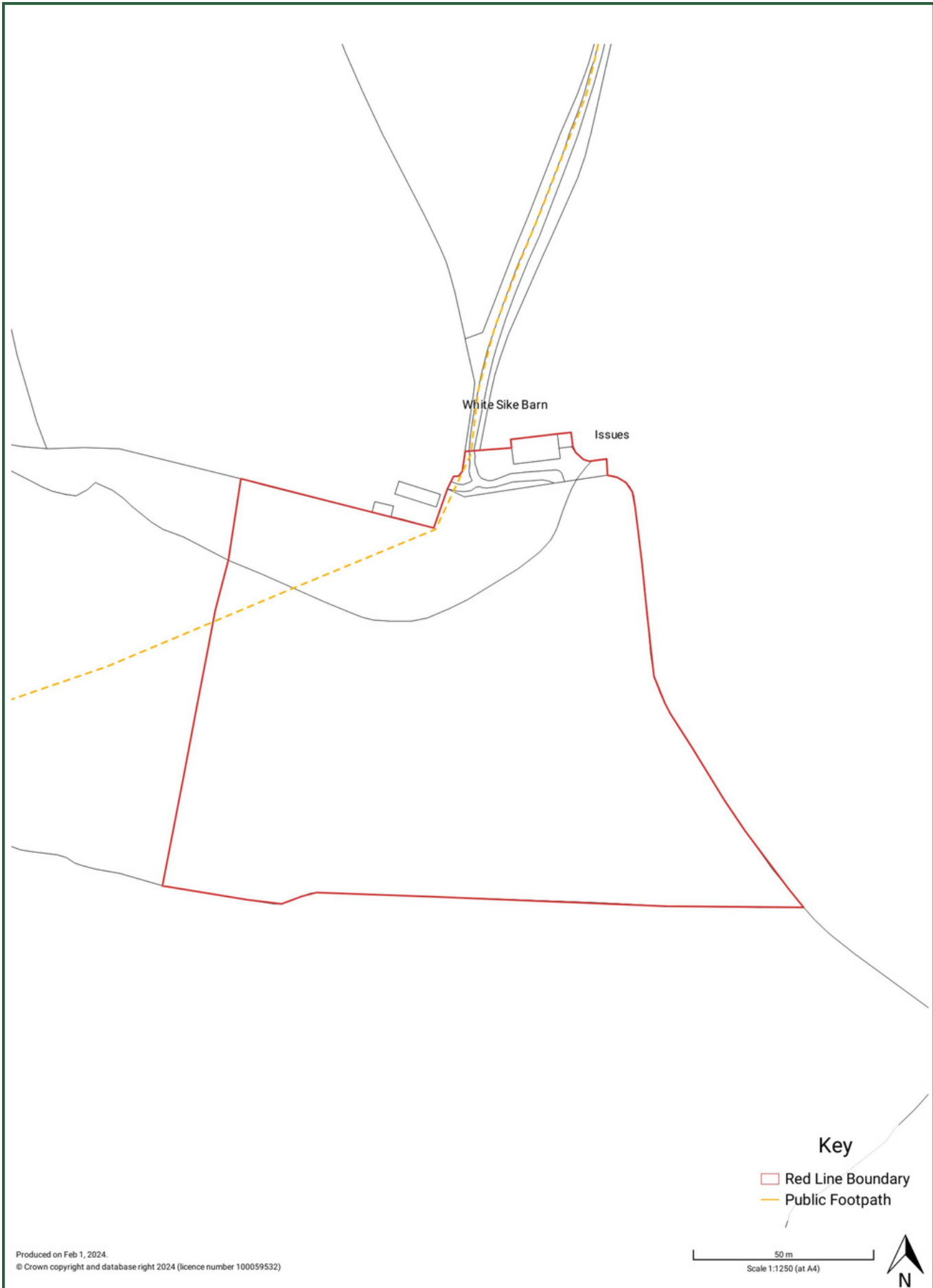
Method of Sale: Informal Tender, offers in writing using the tender form provided are to be submitted to our Sawley Office by 12 noon 8th May 2024. Vacant possession available upon completion.

Lotting and Order of Sale: Available as a single lot.

The vendor reserves the right to amend, withdraw, amalgamate or change the lotting of the property as required and reserves the right to agree a sale prior to the tender deadline or alter the method of sale.



Boundary Plan

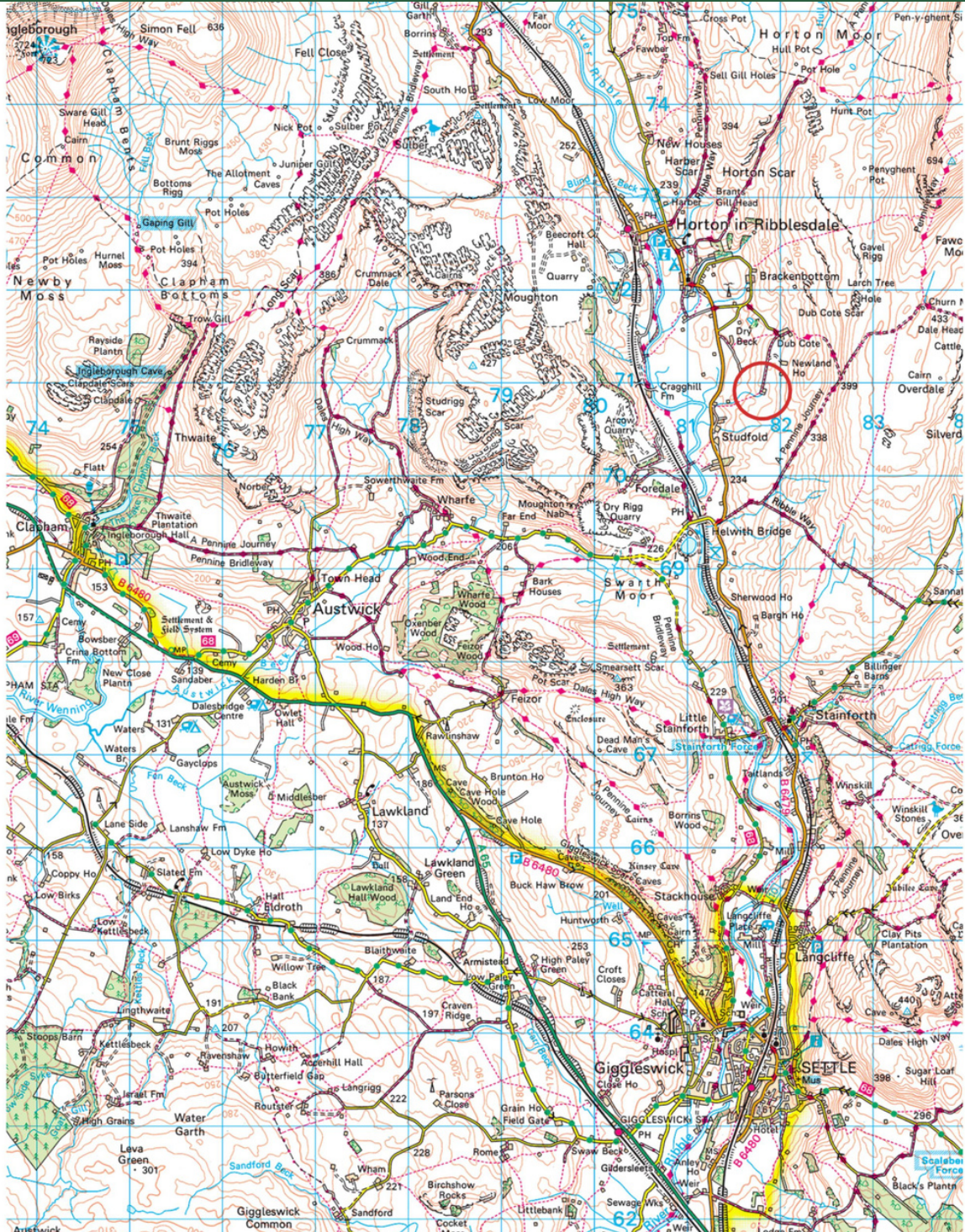


Key

- Red Line Boundary
- Public Footpath

50 m
Scale 1:1250 (at A4)





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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.

MISREPRESENTATION ACT 1967:

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