

PW168

**Large Historic Grade II Listed Tithe Barn set in Circa 4.60 Acres
with Detailed Planning Permission for Conversion into
5 Large Residential Dwellings with Garaging**



**Wigglesworth Hall Laithe Barn,
Wigglesworth Hall, Jack Lane, Wigglesworth, BD23 4RL**

Price: £550,000 Region

A large Grade II Listed stone built barn (*overall ground floor footprint circa 949 square meters - 10,318 square feet*) originally dating back to the late 16th Century having detailed Planning Permission for conversion into 5 Large Residential Dwellings extending over 3 floors with adjacent garaging all set in circa 4.60 acres or thereabouts of pastureland.

The property is situated in a superb rural setting approached via a shared gravelled lane which also serves the original Wigglesworth Hall and Farm etc. amidst scenic countryside approx half a mile from the small village of Wigglesworth and the Plough Inn on a Geographical crossroads separating the Yorkshire Dales National Park, Forest of Bowland and South Lakeland areas of Outstanding Natural Beauty.

Please Note:- Previous works have been conducted on the property which have been confirmed by Craven District Council (by letter dated 15th July 2011) to constitute commencement of a previous consent.

General Remarks and Stipulations.

Description:

The Western half of this large historic barn is described in the Grade ii Listing as follows:-

"Reputedly former Tithe Barn now divided into two circa 1600 with 20th Century alterations, squared rubble, stone dressings, corrugated iron roof, central waggon entrance has chamfered surround, Tudor arch now blocked. Interior:- formally aisled, padstones remain but timbers destroyed by fire in 1959, circa 1960 Kings post roof trusses."

It appears following the fire the original very tall roofline now shown on the approved conversion drawings was lowered to its existing level as described in the listing this section of the barn includes original typical barn openings to both front and rear there are other door openings and many 'breather' openings with chamfered stone surrounds. Externally the barn will include the grassland to the front and side as well as part of the wooded valley of Wigglesworth Beck, there is an existing agricultural shed to the rear. It is reputedly the largest Tithe Barn in the North of England.

Development Potential:

The property could be converted in accordance with the existing Architect's drawings and consents in respect of the proposed 5 units or alternatively, (subject to obtaining necessary further approval from the Local Planning Authority) the property could be converted into just one or two large units either on a speculative basis or for their own occupation.

The approved plans are very imaginative, restoring what is thought to be the original high roofline with steeply sloping roof pitch's creating spacious accommodation over three floors with imaginative use of roof lights, **the potential floor space based on the architectural drawings over 3 floors but excluding the void areas to the upper floors which will be overlooked by the proposed balconies and excluding any floor areas for garages is circa 17,706 square feet / 1,645.1 square metres.**

Roads:

The existing access lane will be subject to a shared maintenance agreement in respect of all the users.

Directions:

From Settle, proceeding along the bypass take the sign posted turning to Rathmell continue through the village and on approaching Wigglesworth the farm track turning to Wigglesworth Hall Barn is on the left immediately before a small bridge and layby. Alternatively Wigglesworth can be approached from Long Preston and on entering the village take the sign posted right turn to Rathmell and Settle which is immediately before the Plough Inn, continue for approximately half a mile and after passing over the beck bridge take the right turn down a gravelled farm lane, at the bottom of the lane where there is a T junction keep right and the gate entrance and private bridge to the barn is on the right.

Planning Permission & Plans:

Please use the link below together with the planning decision number to access a copy of the full Planning Consent documents and supporting Plans, Discharge of Conditions and supporting correspondence between the Architects and Craven District Council: <https://publicaccess.cravencd.gov.uk/online-applications/Search 72/2015/15718>



South Westerly View



South Easterly View



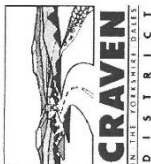
North Easterly Elevation

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.

Extract of Planning Permission

Planning Decision Notice

Decision No: 72/2015/15718



Craven District Council
Development Control Services
1 Belle Vue Square
Broughton Road
SKIPTON
BD23 1FJ
Telephone: 01756 700600
planning@cravenc.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF GRANT OF PERMISSION BY CRAVEN DISTRICT COUNCIL TO CARRY OUT

DEVELOPMENT

Mr Steven Doney
Acre Piggery
Widdop Lane
Hebden Bridge
Hepstonstall
HX7 7AZ

C/o
Graphics Architectural Services Ltd
5 Hawshaw Lodge Barn
Skipton Old Road
Lothersdale
Keighley
BD20 8HP

Date of Valid
Application:

08 May 2015

Date Decision
Issued:

12 October 2015

Proposal: Proposed Conversion Of Barn To Form 5 No. Dwellings, Construction Of Two Storey
Garage/Office Building And Detached Garage Building.

Location: Wigglesworth Hall Barn, Jack Lane To Wigglesworth Hall Farm, Wigglesworth,
Skipton, BD23 4RL.

*Craven District Council has considered your application and GRANTS permission for the
proposed development subject to the following conditions:*

1. The development hereby permitted shall be begun before the expiration of three years from the date
of this permission.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

2. The approved plans comprise Drawings Sk D:1 Rev C, Sk D:2 Rev B, Sk D:3 Rev A, Sk D:4 Rev A
and Sk D:5 rev A received by Craven District Council on 17th April 2015. The development shall be
completed in accordance with the approved plans except where conditions attached to this planning
permission indicate otherwise or where alternative details have been subsequently approved following
an application for a non-material amendment.

Reason: To specify the terms of the permission and for the avoidance of doubt.

3. The development hereby permitted shall not be carried out other than in full accordance with the
following documents, submitted under discharge of condition application 72/2011/11673 (which was
approved on 15th July 2011): 'Historic Buildings Record' dated April 2011 and undertaken by Stephen
Haigh Buildings Archaeologist, and 'Bat and Barn Owl Survey' undertaken by Envirotech, and received
by Craven District Council on 25th May 2011, and 'Proposed bat and owl mitigation strategies' by
Envirotech and received by Craven District Council on 13th July 2011.



Paul Shevlin, Chief Executive
For general enquiries telephone 01756 700600
www.cravenc.gov.uk



Services:

A mains water supply has been installed to the edge of the site with a chamber containing 5 meters and 5 individual water pipes from there into the property; it will be the responsibility of the purchaser to arrange installation of mains electricity and a sewage treatment plant at the purchasers own expense.

Tenure:

Freehold with vacant possession upon completion.

Architects:

Full copies of the plans are available on request from:

Gary Sorsby at Graphic Architectural Services

Tel: 01535 630596 or email gary@g-a-services.com subject to a fee of £30.00 per set.

Solicitors:

To be confirmed.

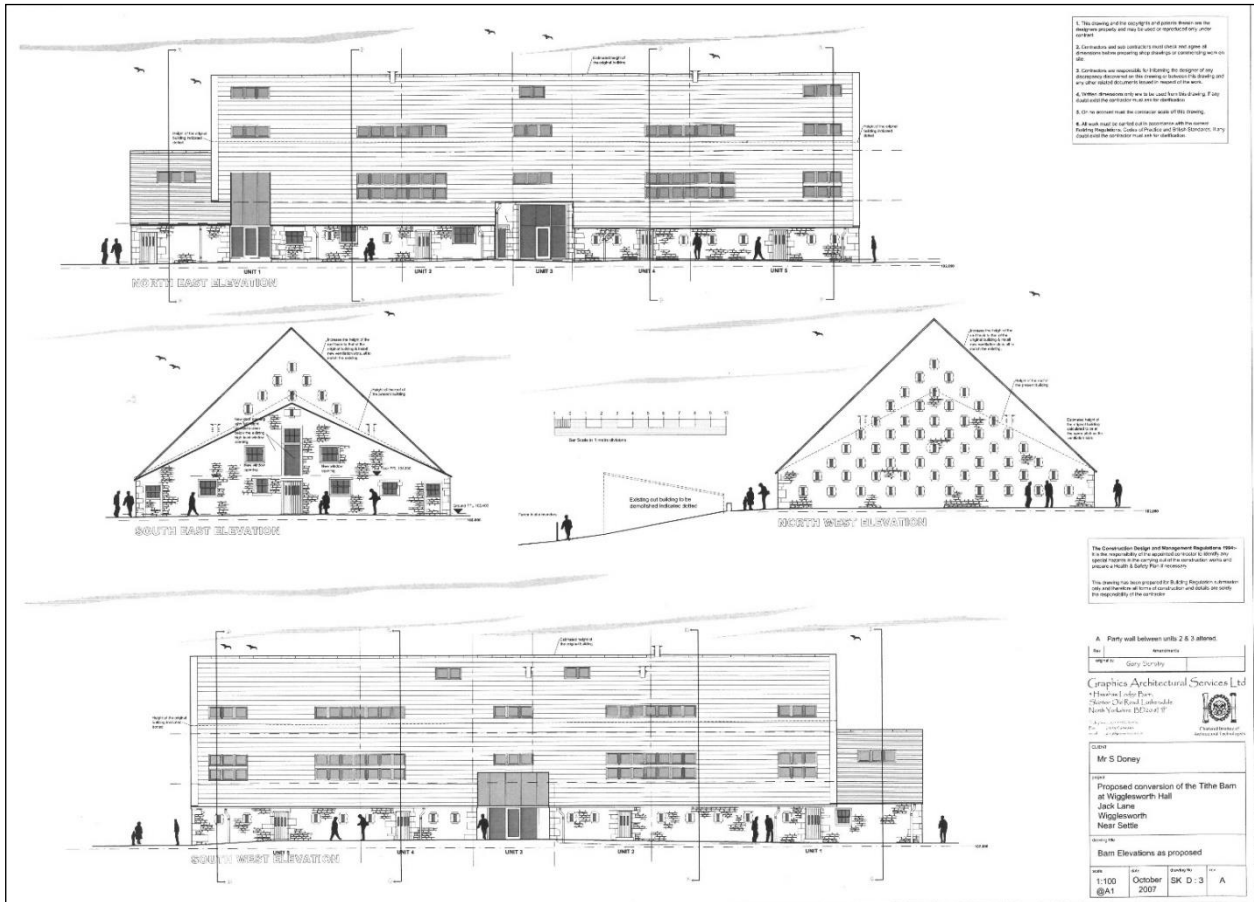
Joint Agents:

Through whom all offers and negotiations should be conducted.

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

David Hill, The New Ship, 4 Mill Bridge, Skipton, North Yorkshire, BD23 1NJ.
Tel: 01756 79562.

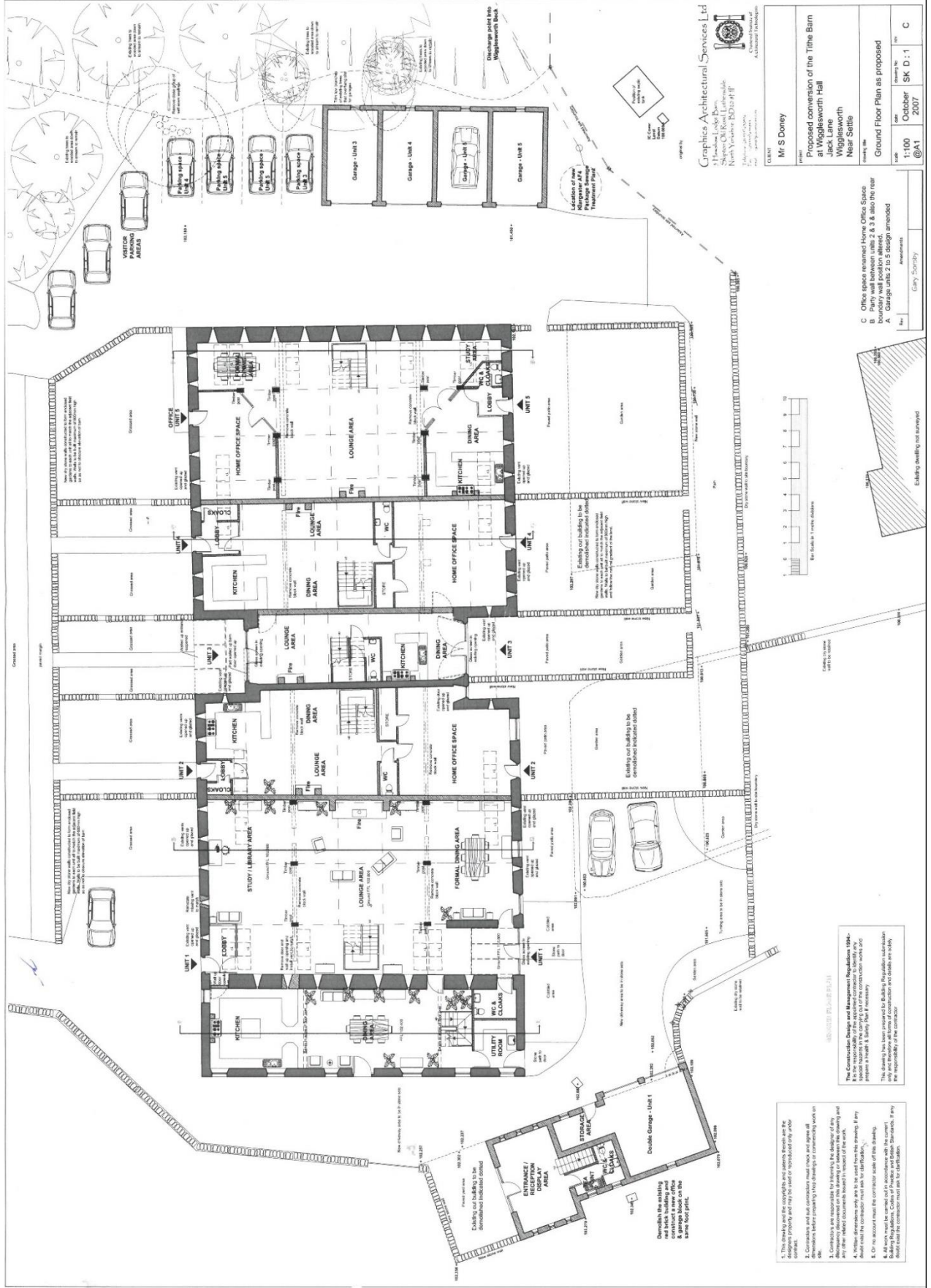
Proposed Elevations



Proposed Garage Elevations.

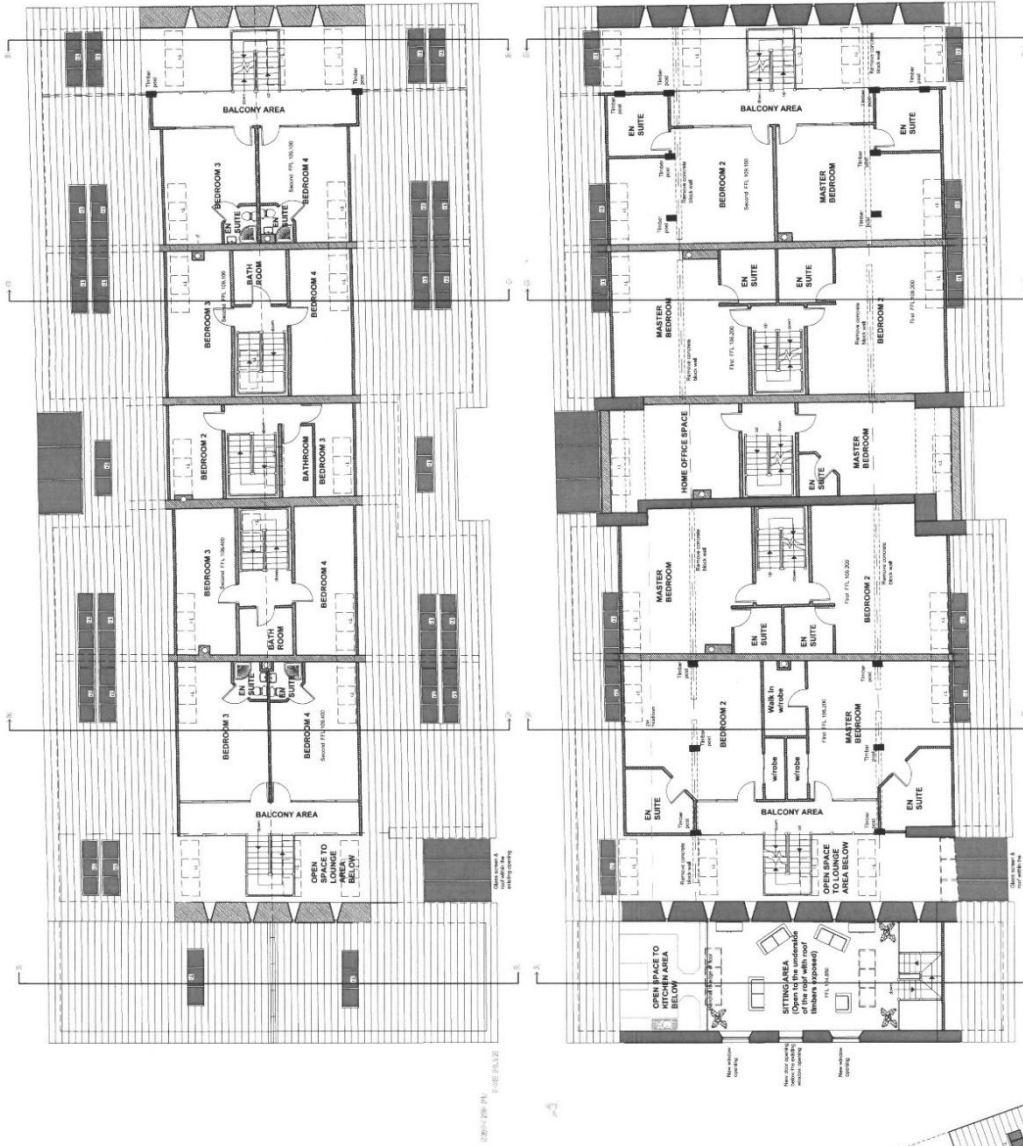


Proposed Ground Floor Plans



Proposed First & Second Floor Plans

1. This drawing and the copyright and related thereto are the property of the architect and may be used or reproduced only under contract.
2. Contractors and sub-contractors must check and agree all dimensions before preparing shop drawings or commencing work on site.
3. Contractors are responsible for obtaining the design of any alterations to the drawing or plan from the architect and for obtaining the architect's approval of any alterations to the drawing or plan.
4. Written dimensions only are to be used from this drawing. If any doubt exists the contractor must ask for clarification.
5. On no account must the contractor scale the drawing.
6. All work must be carried out in accordance with the current Building Regulations and the relevant British Standards. If any doubt exists the contractor must ask for clarification.



The Client hereby grants permission to the Contractor to use the drawings for the purpose of the construction of the works and to reproduce the drawings for the purpose of the construction of the works and to reproduce the drawings for the purpose of the construction of the works.

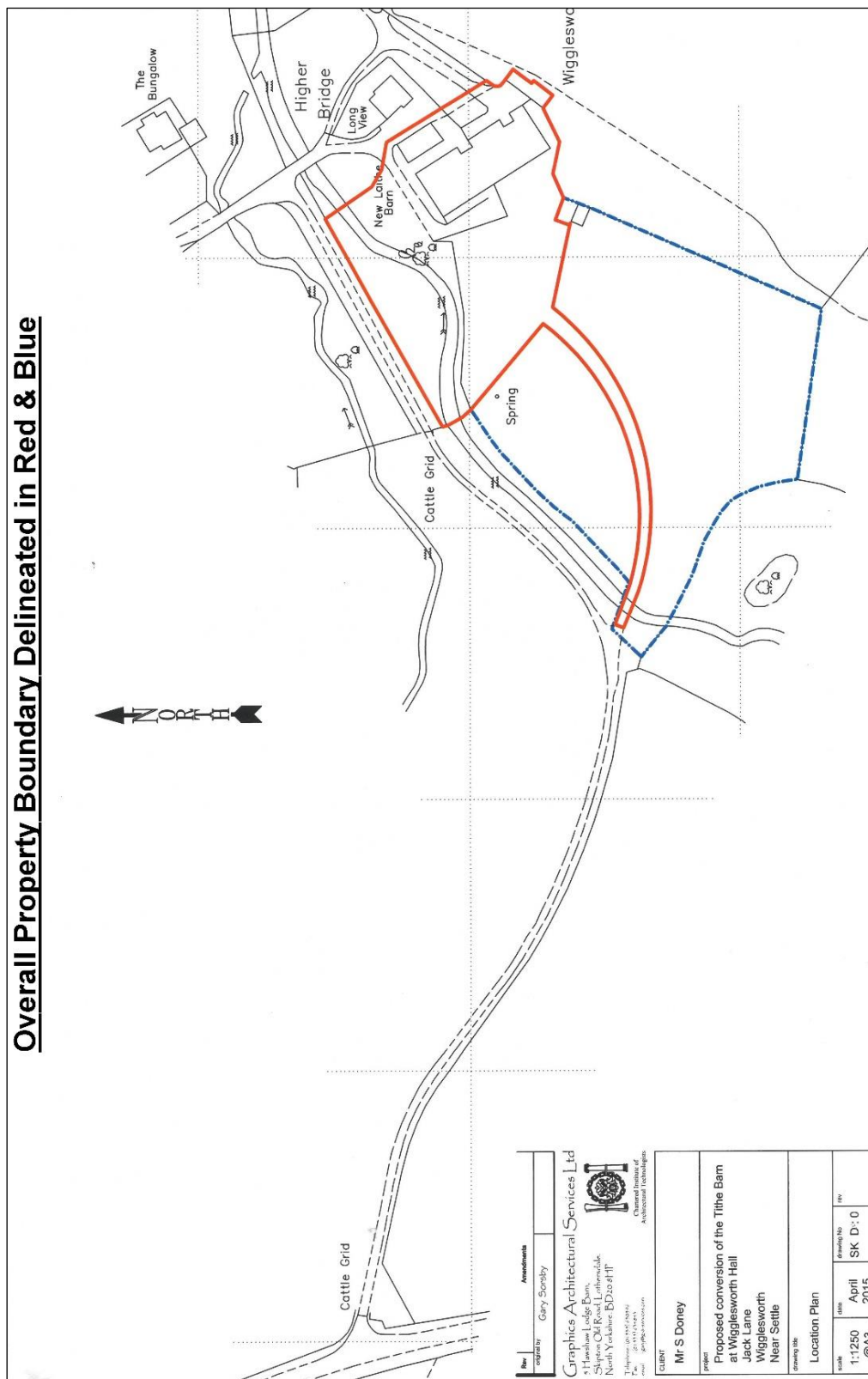
Graphics Architectural Services Ltd
 11 Humber Lodge Road
 Shepton Mallet, Somerset
 North Somerset, England
 TA26 1JF

Mr S Doney
 Proposed conversion of the Time Barn
 11 Humber Lodge Road
 Shepton Mallet, Somerset
 North Somerset, England
 TA26 1JF

First & Second Floor Plans as proposed

Scale: 1:100
 Date: October 2007
 Drawing No: SK D:2
 Rev: B

Overall Property Boundary Delineated in Red & Blue



Architects Gary Doney Graphics Architectural Services Ltd 11 Haslem Lodge Farm, Shepton Mole Road, Lathemside, North Yorkshire YO22 4HT Telephone: 01454 62463 Fax: 01454 62463 Email: info@graphics.co.uk	
CLIENT Mr S Doney Proposed conversion of the Tithe Barn at Wigglesworth Hall Jack Lane Wigglesworth Near Settle	
Location Plan Drawing No: 1:1250 Date: April 2015 Scale: @A3 Drawing No: SK D: 0 Rev:	

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