

# RTS Richard Turner & Son

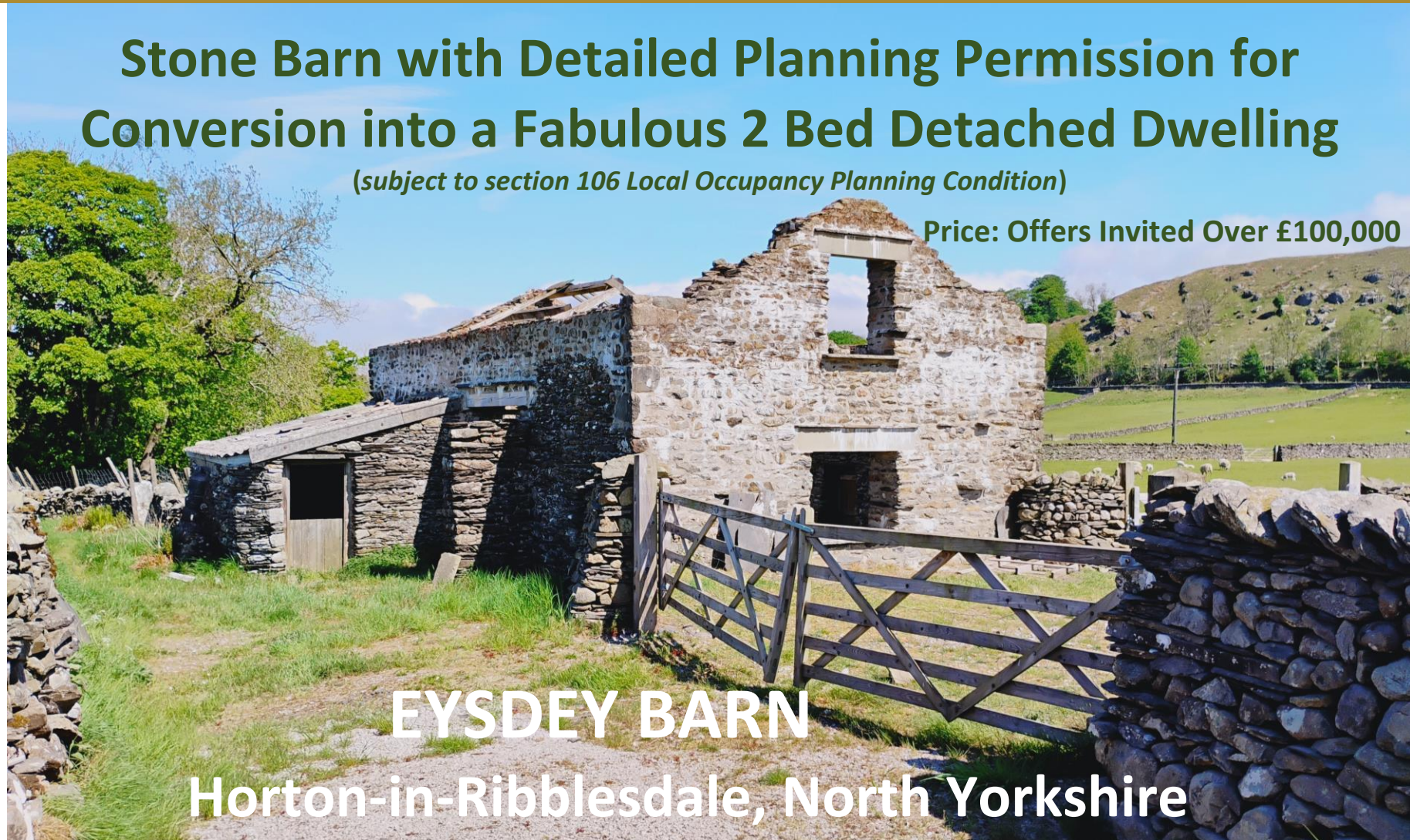
AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

## Stone Barn with Detailed Planning Permission for Conversion into a Fabulous 2 Bed Detached Dwelling

*(subject to section 106 Local Occupancy Planning Condition)*

**Price: Offers Invited Over £100,000**



**EYSDEY BARN**

**Horton-in-Ribblesdale, North Yorkshire**

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

**Council Tax Band: N/A**

**Tenure: Freehold**

**Energy Performance Certificate Band: N/A**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF **T:** 015242 61444 **E:** [property@rtturner.co.uk](mailto:property@rtturner.co.uk) **W:** [www.rturner.co.uk](http://www.rturner.co.uk)

# EYSDEY BARN, HELWITH BRIDGE, STUDFOLD, HORTON-IN-RIBBLESDALE, NORTH YORKSHIRE, BD24 0HE

Comprising a Compact detached traditional stone built out barn situated in a fabulous open countryside location along a short private road near the River Ribble amid the renowned 3 Peaks in the heart of the beautiful Yorkshire Dales National Park.

Circa 5 miles North of Settle Town and between the villages of Stainforth and Horton-in-Ribblesdale.

*Extra adjoining ground (beyond the planning permission boundary) is available for purchase by separate negotiation.*

*Several acres of adjoining good pastureland are also available, if required, for rental off the vendor by separate negotiation.*

## Local Occupancy Condition Stipulations:

### 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.
  3. 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.



### Services:

#### **No existing services at the property.**

Mains water available subject to application by purchaser (Mains supply at main roadside at end of access track).

Mains electricity available subject to application by the purchaser.

Drainage: Via private small sewage treatment plant to be installed by the purchaser.

Access via existing good short private track (originally the old main road to Horton-in-Ribblesdale).

### Plans:

#### **Network / Broadband:**

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

**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.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

***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.***

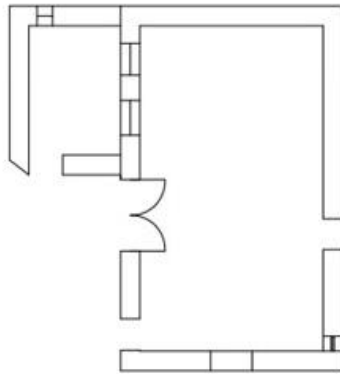




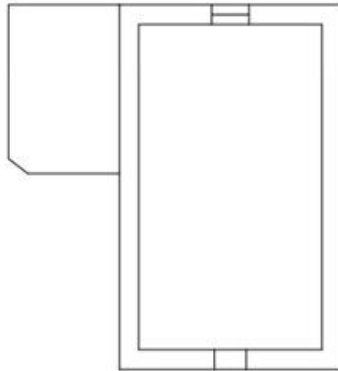




## Existing Plans



EXISTING GROUND FLOOR PLAN



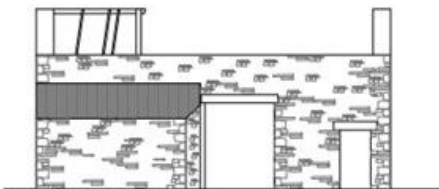
EXISTING FIRST FLOOR PLAN



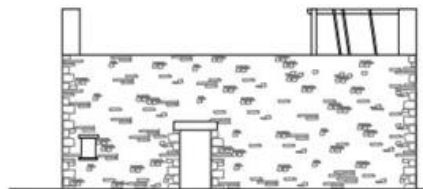
EXISTING SOUTH ELEVATION



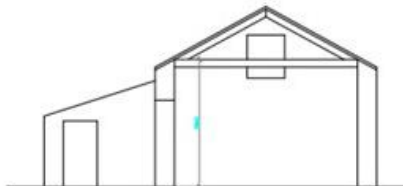
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



EXISTING SECTION

EXISTING

## Proposed Plans



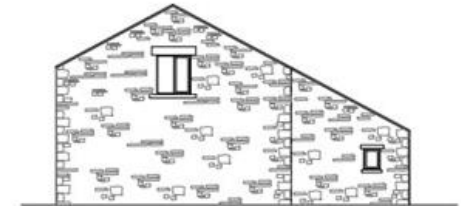
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



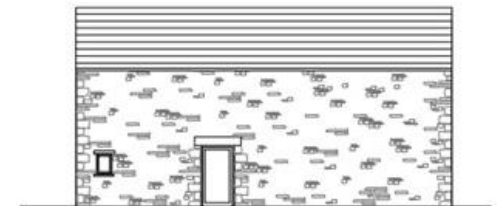
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



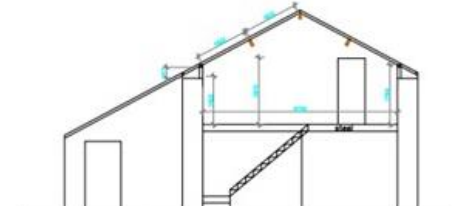
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



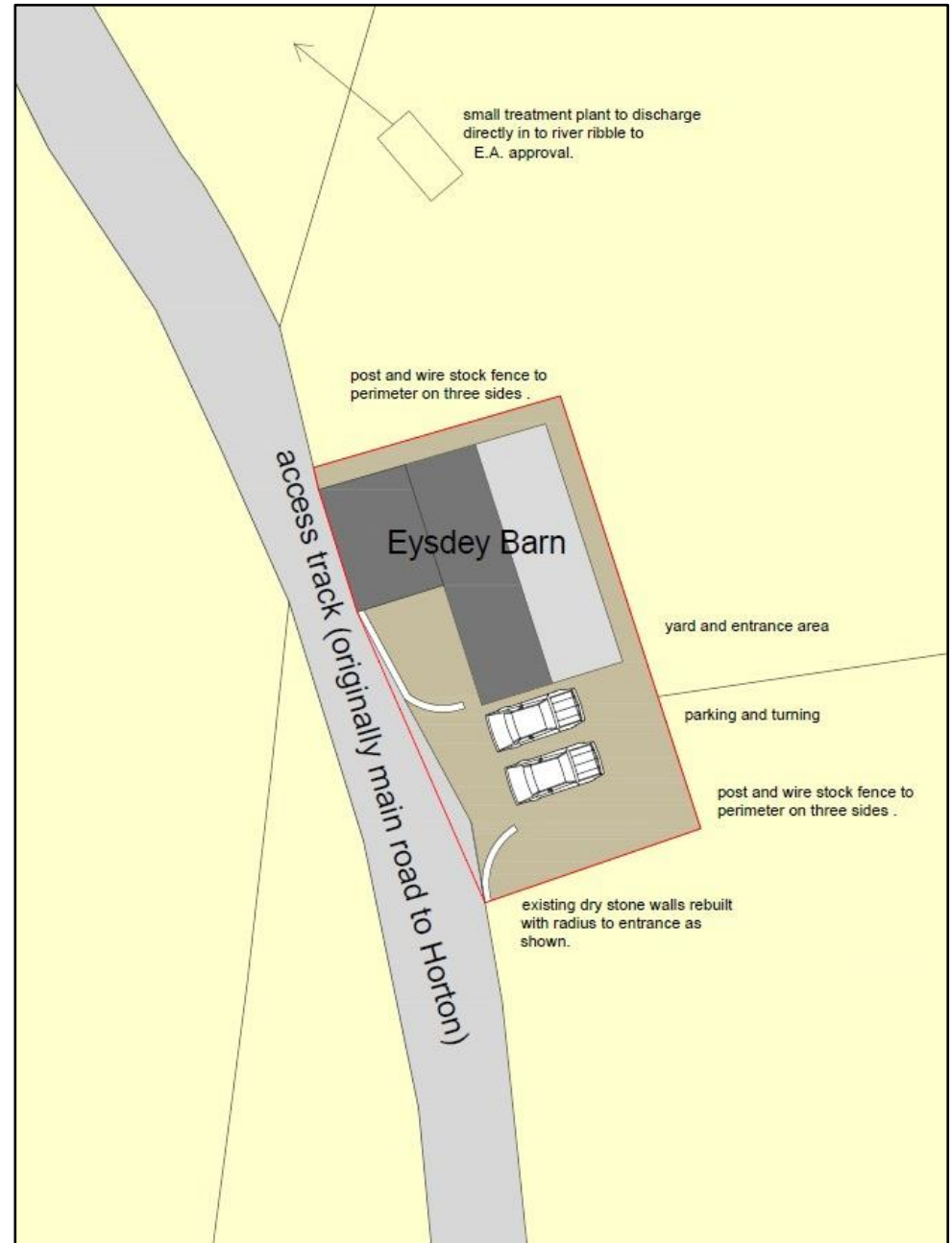
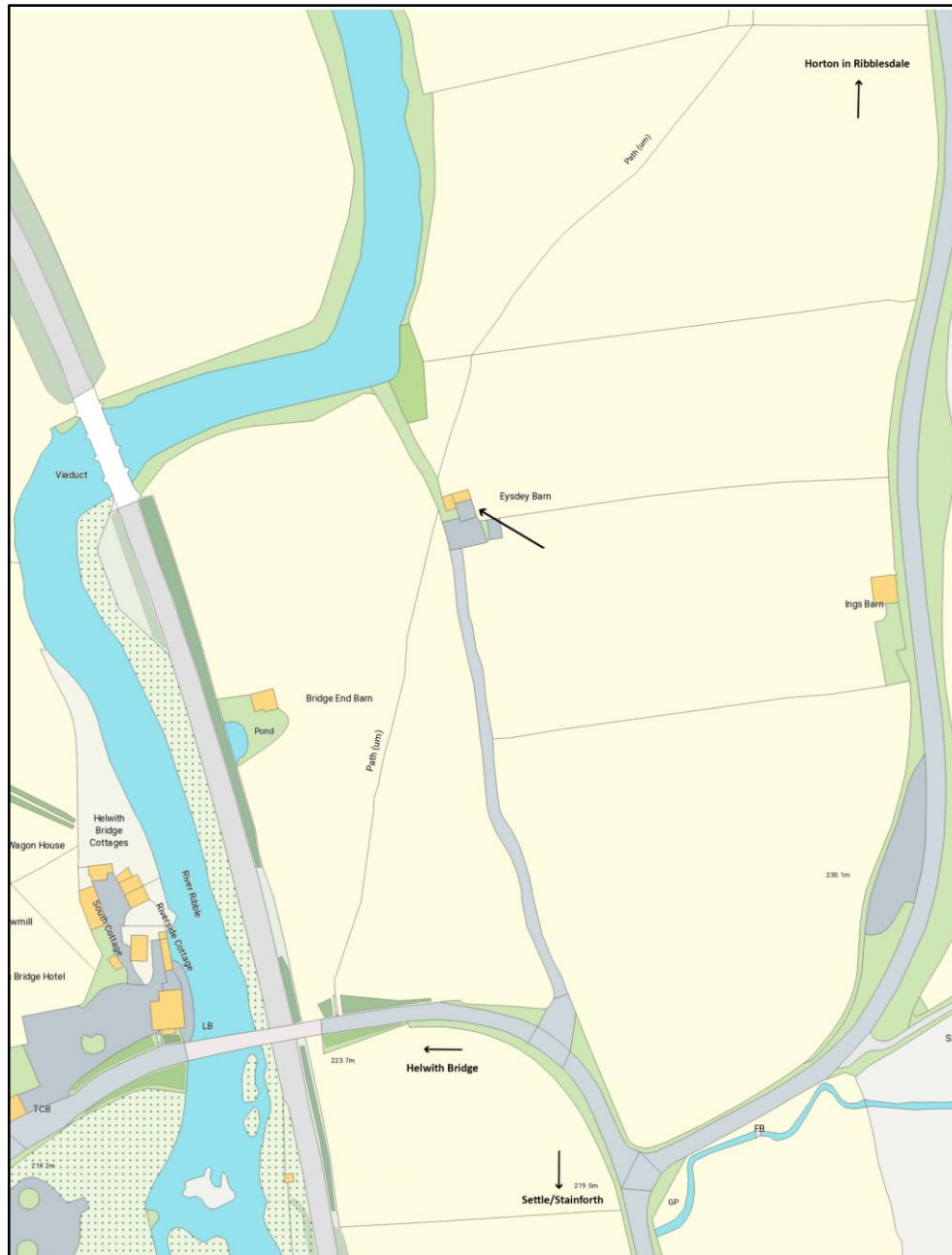
SECTION B-B



SECTION A-A

PROPOSED

## Location / Site Plans





## LOCATION



## Views







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