

# Holme House Barn

## Halton Gill





## Holme House Barn, Halton Gill North Yorkshire, BD23 5QN

An exciting opportunity to acquire a charming traditional detached stone barn with potential for conversion (subject to necessary consents) set in an idyllic location within the Yorkshire Dales National Park.

**Guide Price: £100,000**

### DESCRIPTION

A delightful detached barn in a rural village setting with potential for residential development subject to necessary consents. Existing openings including a substantial cart doorway to provide natural light as well as views to the open countryside beyond.

Halton Gill is a small hamlet set amidst the stunning scenery of the Yorkshire Dales National Park, approximately ten miles from Settle, twelve miles from Grassington and twenty miles from the popular market town of Skipton.

Grassington offers a good range of local amenities, including shops, public houses and good secondary schooling and medical centre. The historic market town of Skipton offers a full range of facilities together with good road and rail links to the major conurbations of West Yorkshire and East Lancashire.

The barn has a gross internal area of 1009 sqft (93.7 sqm) over two floors and has most recently been used for storage. The lean-to structure on the southern gable end is in third party ownership. Any redevelopment would suit owner/occupation or holiday letting accommodation.



Settle: approx. 10 miles   Grassington: approx. 12 miles   Skipton: approx. 20 miles   Leeds: approx. 45 miles

### LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, North Yorkshire, DL8 3EL.

### OVERAGE

The barn will be subject to an overage clause of 50% of any uplift in value on the grant of planning permission for a period of 40 years from the date of sale.

### TENURE

The barn is held freehold and vacant possession will be granted upon completion of the sale.

### SERVICES

The barn benefits from mains electric and water supplies. Interested parties should make their own enquiries regarding services as part of their due diligence.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all wayleaves, easements and rights of way, both public and private, whether mentioned in these particulars or not.

### WHAT3WORDS

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### VIEWING

Interested parties are asked to register their interest with the Selling Agents who will then arrange an appointment to view.

### OFFERS & ENQUIRIES

To make an offer or to raise any enquiries, please contact Rachel Atkinson at WBW Surveyors Ltd on 01756 692900 or by email.

rachel.atkinson@wbwsurveyors.co.uk



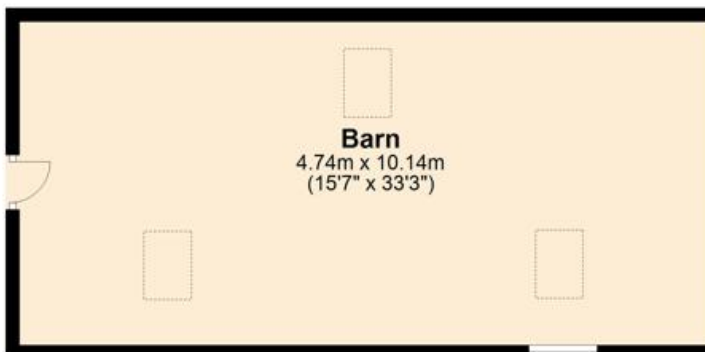
**Ground Floor**

Approx 45.7 sq. metres (491.6 sq. feet).



**First Floor**

Approx 48.1 sq. metres (517.4 sq. feet).



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