



Stone Barn off Missies Lane, Laverton, Ripon HG4 3NU

An exciting opportunity to purchase a traditional stone barn with planning permission for conversion to a form a two bed dwelling set in 0.17 acres of grassland. Located in a secluded and scenic area within the Nidderdale AONB this is a rare prospect and offers scope to create a truly unique home with enviable views.

For sale by Private Treaty

Guide Price: £125,000

LOCATION & SITUATION

The barn lies to the south of the village of Laverton off Missies Lane, a quiet single track country road which leads back towards Grantley. The barn is situated adjacent to the road but enjoys an elevated position with far reaching views and is not overlooked by any other building or properties.

DESCRIPTION

The traditional stone field barn is of stone construction with pantile roof, timber beams and full of other traditional features. Planning consent has been granted for the conversion to a two bed dwelling (subject to conditions).

Access is gained directly off the public highway through a gated entrance. The barn lies within an area of land extending to approximately 0.17Ac (0.06Ha) and comprises a gently undulating grass paddock with scope to form garden, parking and amenity space surrounding the dwelling.

ADDITIONAL LAND

A further 1.01Ac (0.41Ha) of grassland to the south of the property is available for the fixed sum of £50,000. The extent of this land is shown edged red on the plan in these particulars. The purchaser will be required to erect and thereafter maintain a suitable stockproof boundary to this land if included.

PLANNING MATTER

The barn was granted planning permission for conversion to a dwelling and installation of a package treatment plant on the 9th May 2022 under application number 21/03857/FUL

Details of the planning application can be viewed on the North Yorkshire Council website:

<https://uniformonline.harrogate.gov.uk/online-applications/>

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

SERVICES

There are currently no services to the barn and potential purchasers are advised to make their own enquiries as to the cost of installation.

DIRECTIONS

From Kirkby Malzeard head west along Main Street towards Laverton. Follow the road for approximately one mile until you reach the village of Laverton and turn right over the bridge and follow the road for approximately 0.5 miles. At the T junction turn left onto Missies Lane, follow the road for 0.4 mile and the barn is on the right-hand side marked by a For Sale board.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

MINERAL & SPORTING RIGHTS

The mineral and rights are included in the sale.

METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

VIEWING

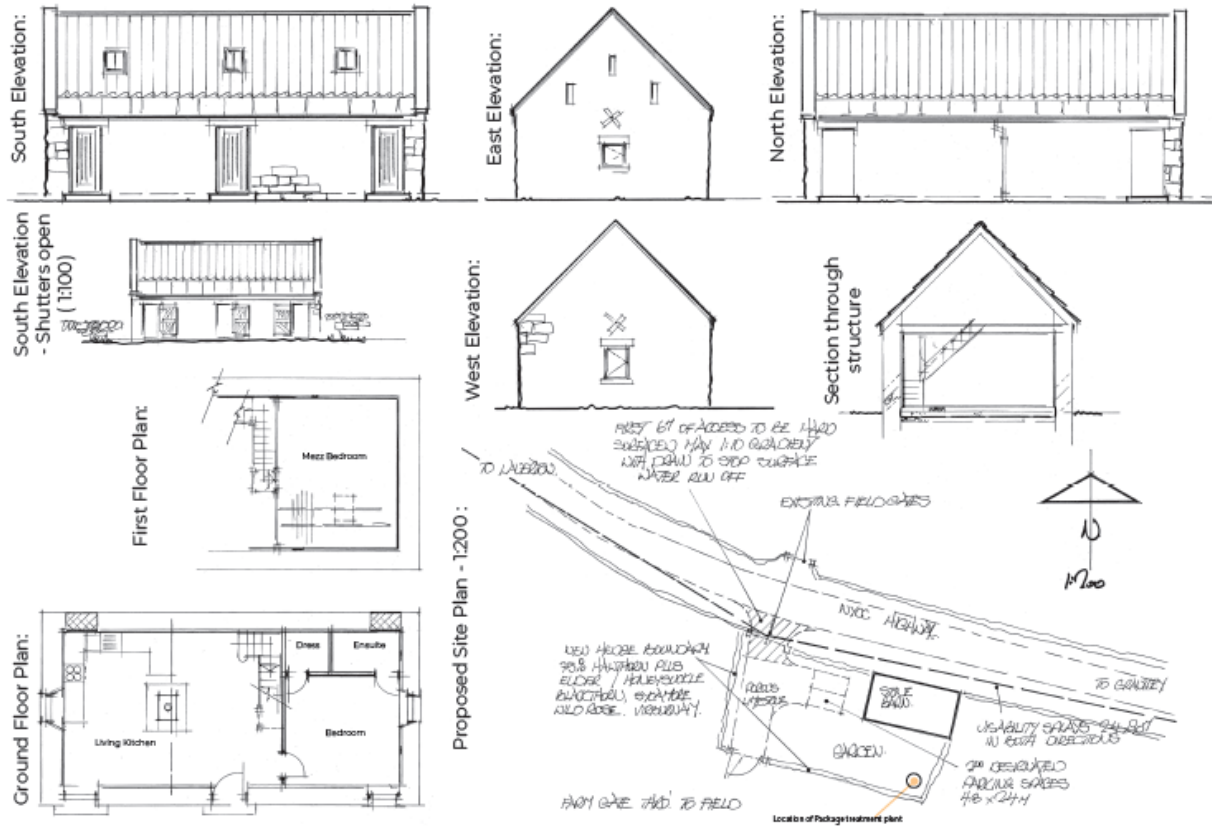
The property may be viewed at any reasonable time while in possession of these particulars.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.





Disclaimer, Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Hardcastle Rural Surveyors or any employee or agent thereof accept any responsibility for any error contained in these particulars.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.

Regulated by RICS

Particulars Produced on 06/06/2023