

Newby Cote Barns, Newby Cote, Lancaster







Three detached barns with planning for five units.

An amazing development opportunity in a super rural position with stunning views towards Keasden Moor and the Forest of Bowland AONB.

Summary of accommodation

Cruck Barn - Grade II listed

Planning reference C/18/626A/LB Two semi-detached dwellings.

 $Unit\ l$ - A single storey, four bedroom unit with two bathrooms, one of which is en suite. Open plan living incorporating space for kitchen, dining and living area.

 $Unit\ 2 \ - \ Offers\ a\ two\ storey\ three\ bedroom\ unit.$ Two bedrooms include en suite facilities and a third shower room on the ground floor. The property also features open plan living, with a large kitchen area and benefiting from a vaulted ceiling. There is also a utility room.

Total approximate gross internal area for both units of 304 sq m (3272 sq ft).



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Big Barn

Planning reference C/18/627
Two semi-detached dwellings.

Unit 1 - A three bed property all featuring en suite facilities. The ground floor provides an open plan kitchen and dining area with an adjoining utility room. A separate living room with a log burner. Downstairs WC.

 $Unit\ 2 \text{ - A three bed property all with en suite} \\ \text{facilities. The ground floor provides open plan living,} \\ \text{a separate utility room, a downstairs WC and a coat} \\ \text{room.} \\$

Total approximate internal area for both units of 298 sq m (3207 sq ft).

Low Barn

Planning reference C/18/628 Single detached dwelling.

The proposed accommodation provides for two bedroom conversion and two bathrooms, one of which is en suite. Approximate gross internal area of 111 sq m (1195 sq ft).

All barns fall within the Yorkshire Dales National Park Authority and are subject to a local occupancy/ holiday let restriction. Further details of the existing plans can be found on the planning applications referred to above. Further details are available on request. Viewings are strictly by appointment.



Location

Set in a rural position in the quaint hamlet Newby Cote and with stunning views towards Keasden Moor and the Forest of Bowland AONB. A fantastic base to explore the Dales, The Lake District and beyond. The nearby village Clapham is a popular visitor location and is well equipped with a village store, pub, cafe and the impressive Ingleborough Showcave. The A65 provides good links to the market towns of Settle and Kirkby Lonsdale, with Kendal and Skipton also within easy reach. The village of Ingleton offers additional facilities including schools, pubs, shops, a petrol station and a doctor's surgery.

Newby Cote Barns is set at the foot of Ingleborough mountain, one of Yorkshire's "Three Peaks", and is often chosen as the starting point for its ascent.





Tenure - Freehold with vacant possession on completion
Local Authority - North Yorkshire County
Council
Offers in excess of £700,000

Services

There is currently no mains water to the site; purchasers will need to make their own enquiries as to local availability and cost. Further information on the availability of mains water is available on request. It is proposed that a Sewage Treatment System will service all dwellings. Electricity is within the locality of the site; purchasers must make their own enquiries regarding connection. B4RN hyperfast broadband is in the locality. The site is sold subject to all existing easements, wayleaves and rights of way specified or not within these sales particulars.

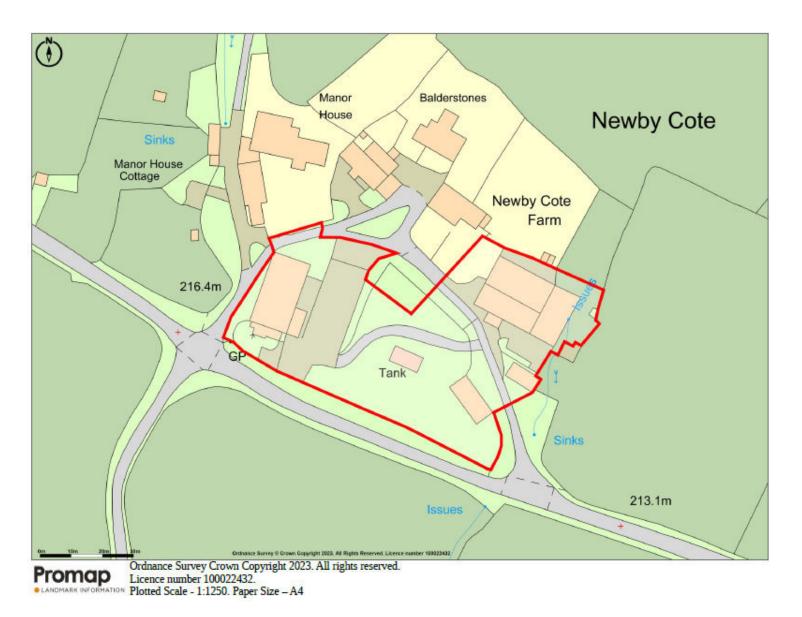












All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST), and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST) and five the annual rent is below £50,000), or 5 weeks' rent (if not an AST), and administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy se evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenants fixtures and such as a property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenants fixtures and such as a proper of the property in t

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Your partners in property



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2023. Photographs and videos dated March 2023.

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