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"For Sales In The Dales"



Tom's Barn, Appersett

- Detached Barn With Planning Permission
- Large Plot (Approx 0.3 Acres)
- Currently Under Development
- Ultra Modern, High Spec Plans
- 2/3 Bedrooms & House & En Suite Bathrooms
- Open Plan Living Accommodation With Balcony Work Space
- Local Occupancy Or Holiday Use
- Sale Price Subject To Change Dependant On Development Stage

Postcode: **DL8 3LN**

Tenure: **Freehold**

Council Tax Band:

Energy Efficiency Band: **To be confirmed**

Local & Planning Authority:
North Yorkshire Council

Offers Over: £285,000



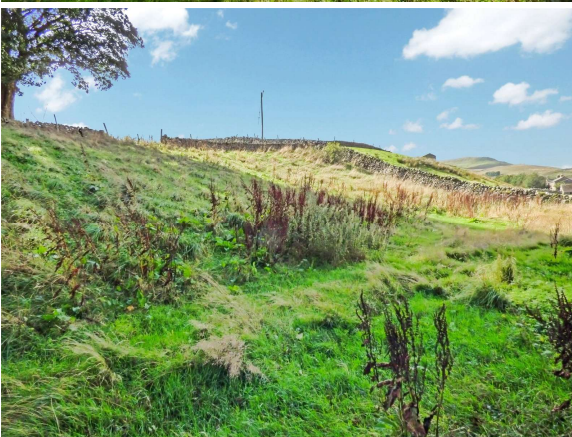
Tom's Barn sits in a quiet location on the edge of the Dales hamlet of Appersett, near Hawes. The hamlet is pretty with an attractive village green by the riverside. There are views and lovely walks in all directions from the doorstep. Hawes offers an excellent range of shops, pubs, restaurants, primary school, Church, and medical facilities.

The town of Hawes is within walking distance; a lovely walk along the riverside from Appersett brings you straight into the town centre. The local 'Little White Bus' provides regular transport into Hawes, nearby Garsdale Station, and the surrounding villages.



Tom's Barn sits on a good sized, gently sloping plot, around 0.3 acres.

The plans would create a modern, high spec property. On the ground floor will be a contemporary kitchen at a lower level and steps up to a full height living room with multi fuel stove. There will also be a double, ground floor bedroom with en-suite shower. The stairs lead to a gallery landing with a balcony overlooking the dining space, this would make an ideal work from home area. The first floor will have a large double bedroom and a family bathroom.

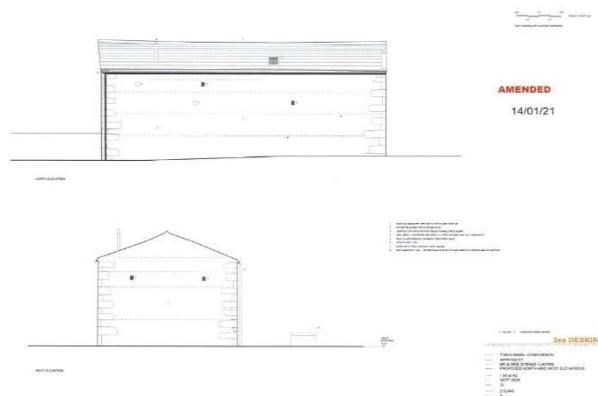
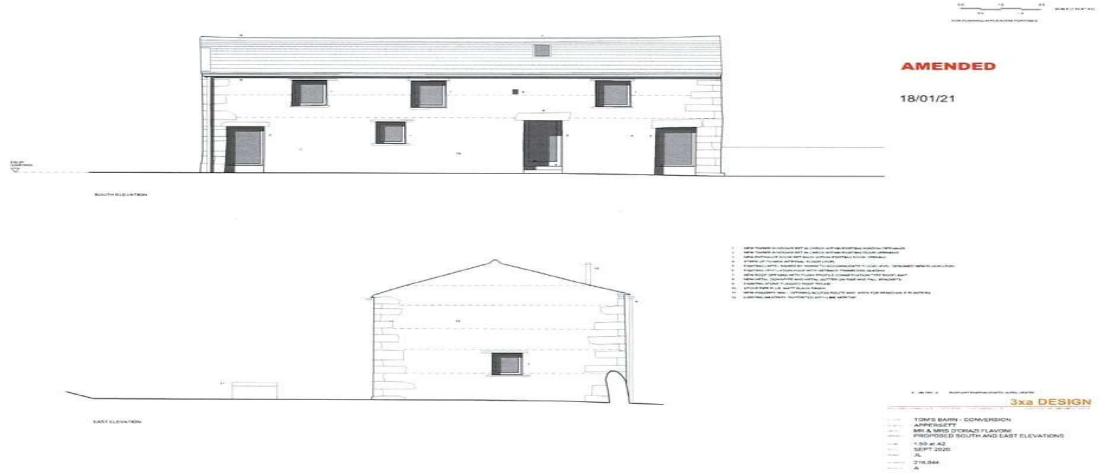


Externally, the property will be approached via a metal gated driveway. There will be a bin storage area, possibly space for a heat pump, and a gravel car park for at least two vehicles with turning space. To the front of the property will be a South facing flagged area enclosed with new dry-stone wall, an ideal patio and sitting space.

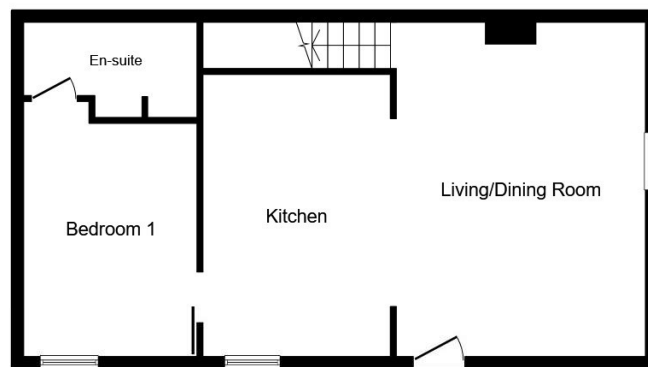
The planning permission is subject to a section 106 agreement, meaning the property can be used for either local occupancy or holiday use only.

The conversion is well under way and is due to be completed 2026. The sale price will increase dependant of the development stage and buyers specification of the build.

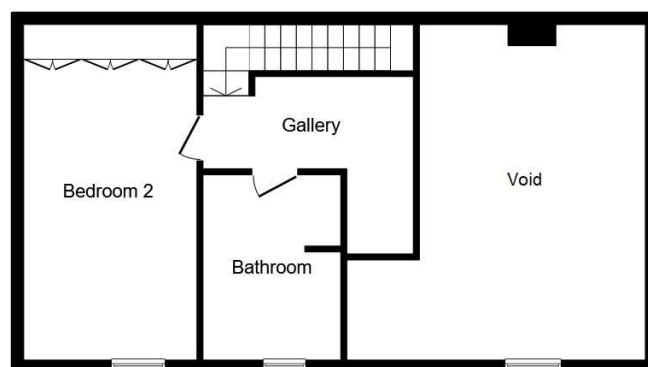
This an exciting opportunity to take on a self build in the heart of the Yorkshire Dales National Park.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



Ground Floor



First Floor