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"For Sales In The Dales"



Howgate Barn & Land, Leyburn Road, Askrigg

- Detached Barn With Planning Permission
- 2.5 Acres of Land
- Quiet Location With Lovely Far Reaching Views
- Modern, High Spec Plans
- 3 Bedrooms
- Off Street Parking
- Popular All Creatures Great & Small Village
- Local Occupancy Or Holiday Use

Postcode: **DL8 3HJ**

Tenure: **Freehold**

Council Tax Band:

Energy Efficiency Band: **EPC Exempt**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £250,000 - £300,000



Howgate Barn sits on the edge of Askrigg where there are views and lovely walks in all directions from the doorstep.



Askrigg is a picturesque village with its ancient market cross, notable church and cobbled central "green". It has a primary school, good general store, delicatessen, and gift shop, as well as 3 good pubs, a number of B&B's and an excellent community life. The village is also famous for its Herriot connections, being the village where the series All Creatures Great & Small was filmed.

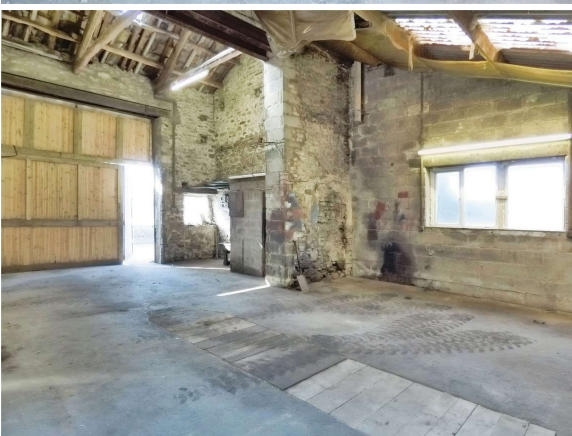
Howgate Barn offers a unique opportunity to create your dream home with the benefit of a section 106 already in place meaning the property can be used for either local occupancy or holiday use only.



Internally this 17th century barn has high vaulted ceilings, a concrete floor, an open-plan layout and a mezzanine that overlooks the spacious main area.

The property also comes with two and a half acres of land along with a spacious yard which can be used as parking for a number of vehicles.

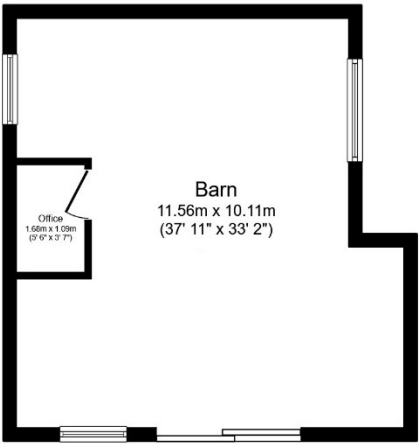
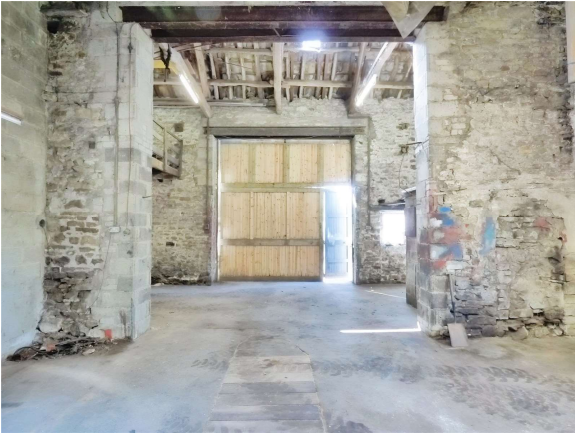
This property could make a spacious family home, a weekend retreat, or an investment project, this barn offers incredible potential don't miss out on this rare opportunity.



Services Power, light and mains water

Agents Notes This 17th century barn has been well maintained and has had a rear extension added during its time as a garage.





Floor Plan
Floor area 36.1 m² (389 sq.ft.)

TOTAL: 36.1 m² (389 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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.

AMENDED
24/10/2024

KEY



Proposed tree da tree to comprise 'whorl', mountain ash, field maple, downy birch, alder (featured will be)



Proposed shrub planting to comprise 33% of the planting, and the balance comprising 'hard' and blackthorn

Planting Schedule 24/10/2024 proposal									
Species	Common name	N.C.	Spacing (Centre to Centre) (m)	Age	Road Height	Notes	Species	Common name	N.C.
Crataegus monticola	Hawthorn	15	2m	1+1	BR	Planted in groups 5-5	Crataegus monticola	Hawthorn	15
Malus sylvestris	Malus sylvestris	15	2m	1+1	BR	Planted in groups 5-5	Malus sylvestris	Malus sylvestris	15
Acer campestre	Field maple	15	1.5m	1+1	BR	Planted in groups 5-5	Acer campestre	Field maple	15
Betula pubescens	Downy birch	15	1.5m	1+1	BR	Planted in groups 5-5	Betula pubescens	Downy birch	15
Prunus spinosa	Blackthorn	15	1.5m	1+1	BR	Planted in groups 5-5	Prunus spinosa	Blackthorn	15
Species	Planting Schedule 24/10/2024 proposal								
Species	Common name	N.C.	Spacing (Centre to Centre) (m)	Age	Road Height	Notes	Species	Common name	N.C.
Coronilla varia	Flowering dogwood	15	2m	1+1	BR	Planted in groups 5-5	Coronilla varia	Flowering dogwood	15
Prunus spinosa	Blackthorn	15	1.5m	1+1	BR	Planted in groups 5-5	Prunus spinosa	Blackthorn	15

Planting
Trees and shrubs to be planted at any time during the dormant season (late October to late March), following the completion of the development, except during heavy weather.

General all trees should be bar-coded or collared and should be clearly visible to the public. The use of bar-coding or collaring is essential for the identification of trees and shrubs for planting. The use of bar-coding or collaring is essential for the identification of trees and shrubs for planting.

Establishment
All planting should be in accordance with BS422, BS53, and BS57.

Established and irrigated trees should generally be planted with 1.2m high tree shelters or, where necessary, plastic mulch.

On all open ground, or for bare root trees, plant tree and shrub planting compost should be incorporated into the backfill and tree hole.

The risk of all trees and shrubs should be kept out at all times during the planting and, and be well watered after planting.

A top dressing of suitable fertiliser should be applied to all landscaped areas (including the planting).

Maintenance
Trees and shrubs require maintenance usually to be done to five years after planting. For both standard and non-standard trees and shrubs, the maintenance should be done to protect the trees and shrubs being considered and to reduce competition for water and nutrients.

Any potential competition trees and shrubs should be removed or cut back to the ground level, any trees or shrubs that are removed, damaged or cut back should be replaced with the species that matches the original planting.

Pruning should be carried out in accordance with the shape and 'window' dimensions in accordance with BS3608.



AMENDED
21/10/2024

