

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. EST. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



Low West End, Lunds

- Detached Barn In Rural Location
- Previous Planning Permission For Two Dwellings
- Set In Approx. 0.33 Acres
- Large Parking Area To The Front
- Garden & Woodland To Rear
- Bore Hole Water, Mains Electric & B4RN On Site
- Great Self Build Opportunity In Yorkshire Dales Subject To Planning Permissions

Postcode: **LA10 5PY**

Tenure: **Freehold**

Council Tax Band: **N/A**

Energy Efficiency Band: **N/A**

Local & Planning Authority:
**Yorkshire Dales National
Park Authority**

Offers Over: £100,000



Low West End Farm House sits in a spectacular, rural location in Lunds, surrounded by open farmland and long distant views to Wild Boar Fell.

Lunds is a scattered hamlet and is situated about half a mile from the Moorcock Inn on the edge of the B6259, around 6 miles & 10 miles from the market towns of Hawes and Kirkby Stephen respectively. It is in a very rural yet accessible location, with lovely walks and views in all directions. West End is a hamlet of 5 dwellings down a well maintained track about 0.5 mile from the B6259.



This property is currently a two storey stone barn, it is split in to sections with a barn, cow byre (with original stalls), two stables and a store. The property is in need of full renovation.

This property previously had planning permission for conversion into two local occupancy or holiday let properties. This permission has now lapsed, plans are available to view. The plans show two properties, the North part of the property being a 3 bed home and the South part of the property being a two-bed house.



Current plans could be resubmitted to the Yorkshire Dales National Park or they could be changed to create a new, flexible layout to create one, large family home for local occupancy or holiday let.

Outside, to the front the plans show off road parking areas. At the rear is a stone flagged patio area. There is a woodland area with stream to the rear.

Low West End is a great self build project in a rural location with spectacular views.



The Barn This detached barn is currently in a poor state of repair. It is currently a two storey agricultural barn. The barn has two stables, a cow byre and a barn.

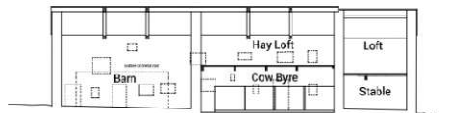
The Land The total site expands to approx. 0.33 acres. There is a sizeable parcel of land to the front, great for off road parking. At the rear is an enclosed area, earmarked to be a patio garden. Beyond is a small woodland area with stream running through.

Planning Permission Planning permission was granted in 2020 (planning ref: R/48/13F) Plans were submitted for two properties, both with three bedrooms. This planning permission has now lapsed. Planning permission would need to be re submitted by the new owners. Plans can be altered to suit.

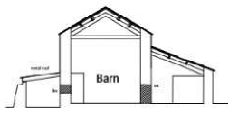


Services Mains electric, communal bore hole water supply and B4RN, high speed broadband are on site. Private drainage system to be installed.

Agents Notes A second, neighbouring plot (Robinsons Field House) with preserved planning permission for an agricultural dwelling is also available for sale.



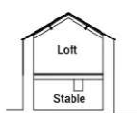
Section D-D



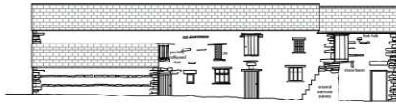
Section A-A



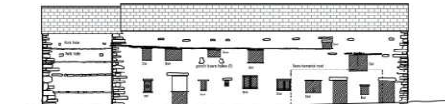
Section B-B



Section C-C



East elevation



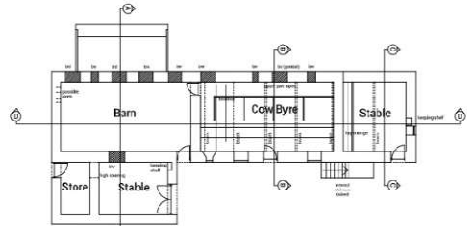
West elevation



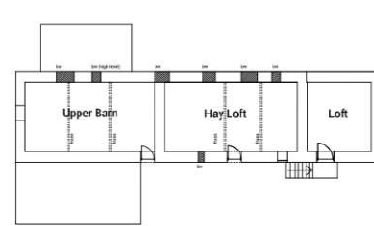
North elevation



South elevation



Ground floor plan



1st floor plan



This drawing has been prepared solely to assist planning authorities.
The planning or other planning consent must be obtained and every building operation must be carried out in accordance with the relevant planning consent.

Scale 1:100 @ A1 size
except where noted



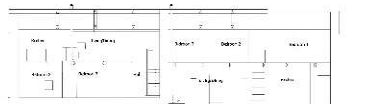
No.	Revision	Date	Author
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Low West End

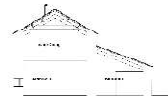
Existing



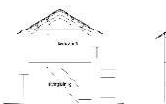
CDL	9 Feb 2018	30%
1744-PA-200		0



Section D-D



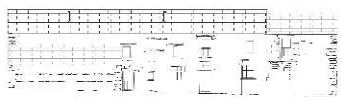
Section A-A



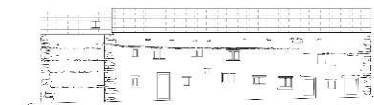
Section B-B



Section C-C



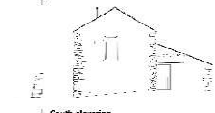
East elevation



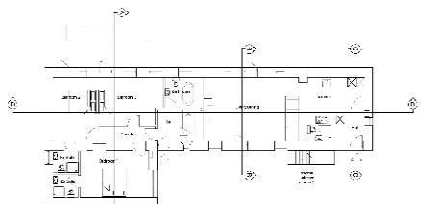
West elevation



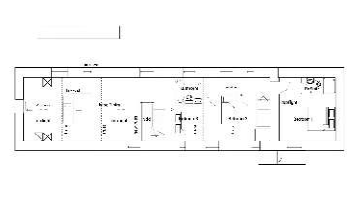
North elevation



South elevation



Ground floor plan



1st floor plan



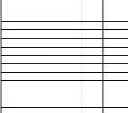
This drawing has been prepared solely to assist planning authorities.
The planning or other planning consent must be obtained and every building operation must be carried out in accordance with the relevant planning consent.

Scale 1:100 @ A1 size
except where noted



Low West End

Proposed



CDL	9 Feb 2018	30%
1744-PA-200		0