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"For Sales In The Dales"



Angram Lane Barn & Land, Angram

- Detached Barn
- 4.9 Acres Pastureland
- Roadside Access
- Stunning Views
- Planning Consent Required for Development

Postcode: **DL11 6DT**

Tenure: **Freehold**

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

Guide Price: £70,000 - £100,000



Angram Lane Barn is located in the small hamlet of Angram in Upper Swaledale, between the picturesque villages of Keld and Thwaite.

This area is well known for its dramatic scenery, making it an ideal location for keen walkers. Upper Swaledale offers rural living with relatively easy access to Cumbria in the West and Richmond around 20 miles to the East. The popular market town of Hawes is 7 miles away over the famous "Buttertubs Pass" with an excellent range of shops, pubs and cafes as well as the famous Wensleydale Creamery and a good outdoor weekly market.

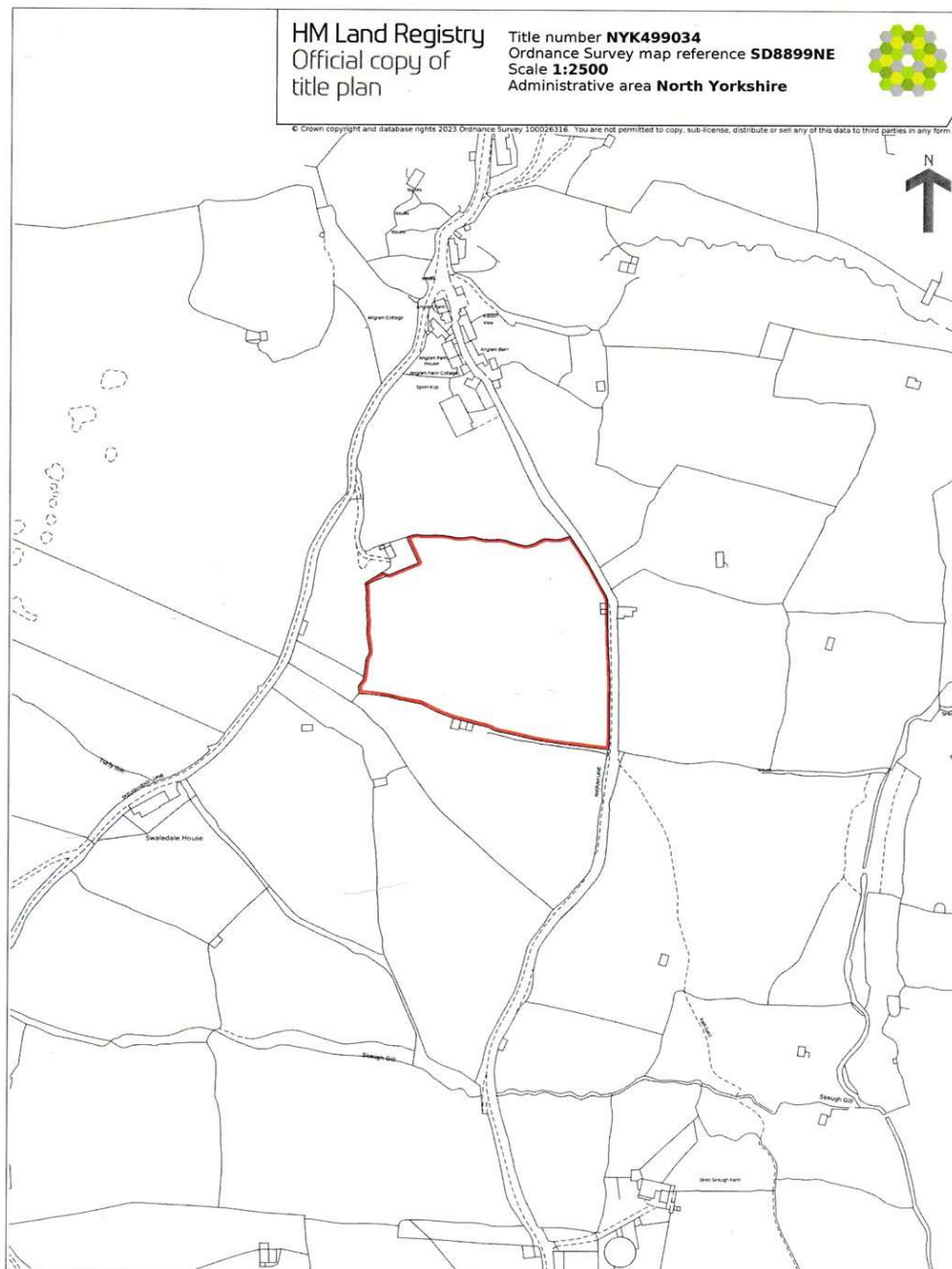


Angram Lane Barn is within 4.9 acres of pastureland. A stream runs down the Southern boundary. The current owners have obtained agreement to be able to bring a water supply to the barn, from the Skeugh Head Road down through the field.

The barn may be likely to comply with the Yorkshire Dales National Parks, roadside barn policy, for conversion into a small dwelling, with either local occupancy restriction or commercial holiday let.

The prospective buyer would need to seek permission for development, as no previous plan have been submitted.





This official copy is incomplete without the preceding notes page.

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.