



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 1 - 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).

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 - A three bed property all with en suite facilities. The ground floor provides open plan living, a separate utility room, a downstairs WC and a coat 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.



Knight Frank
Blake House
18 Blake Street
York YO1 8QG

Melissa Lines
01904 948451
melissa.lines@knightfrank.com



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.







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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/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An 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 by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the 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 tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2023. Photographs and videos dated March 2023.

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Knight Frank

Yorkshire

Blake House

18 Blake Street

York YO1 8QG

Melissa Lines

01904 948451

melissa.lines@knightfrank.com

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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