J.R. HOPPER & Co. Est. 1886



LUNDS • LA10 5PY

Robinson's Field House

Starting Bid £45,000 | 4 | Exempt · Unconverted Barn

AT A GLANCE

- Building Plot With Planning Permission
- Rural Location With Superb Views
- Set In Approx. 0.6 Acres
- Planning Permission For 4 Bed Agricultural Dwelling
- Bore Hole Water, Mains Electric & B4RN On Site
- Great Self Build Opportunity In The Yorkshire Dales
- For Sale Via Modern Method Of Auction
- T's & C's Apply

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Building Plot With Planning Permission

Robinson's Field 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.

The plot totals approx 0.6 acres and sits in an elevated position overlooking the surrounding countryside.

Planning permission was granted in 1998 to erect an agricultural workers dwelling. The plans approved are to build a four bedroom, detached home with an integral garage. This planning permission has been preserved as building work has commenced. On site is a detached outbuilding.

The grounds surround the property and have long distant views.

GALLERY

Every room, inside and out











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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Robinson's Field House properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

Planning Permission

Planning permission was first approved in 1998. Planning Ref: YD1/48/82 Planning permission was approved for an agricultural workers dwelling. Work was started on the build, therefore the planning permission has not lapsed and still applies. The planning permission approved was to erect an agricultural workers dwelling. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality, in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or a dependant of such a person residing with him or her or a widow or widower of such person.

Services

Mains electric, communal bore hole water supply and B4RN, high speed broadband are on site. Private drainage system to be installed. 0300 456 0030 YDNP planning@yorkshiredales.org.uk

The Plot

The total site expands to approx. 0.6 acres. It is accessed via a private track and enclosed by fence.

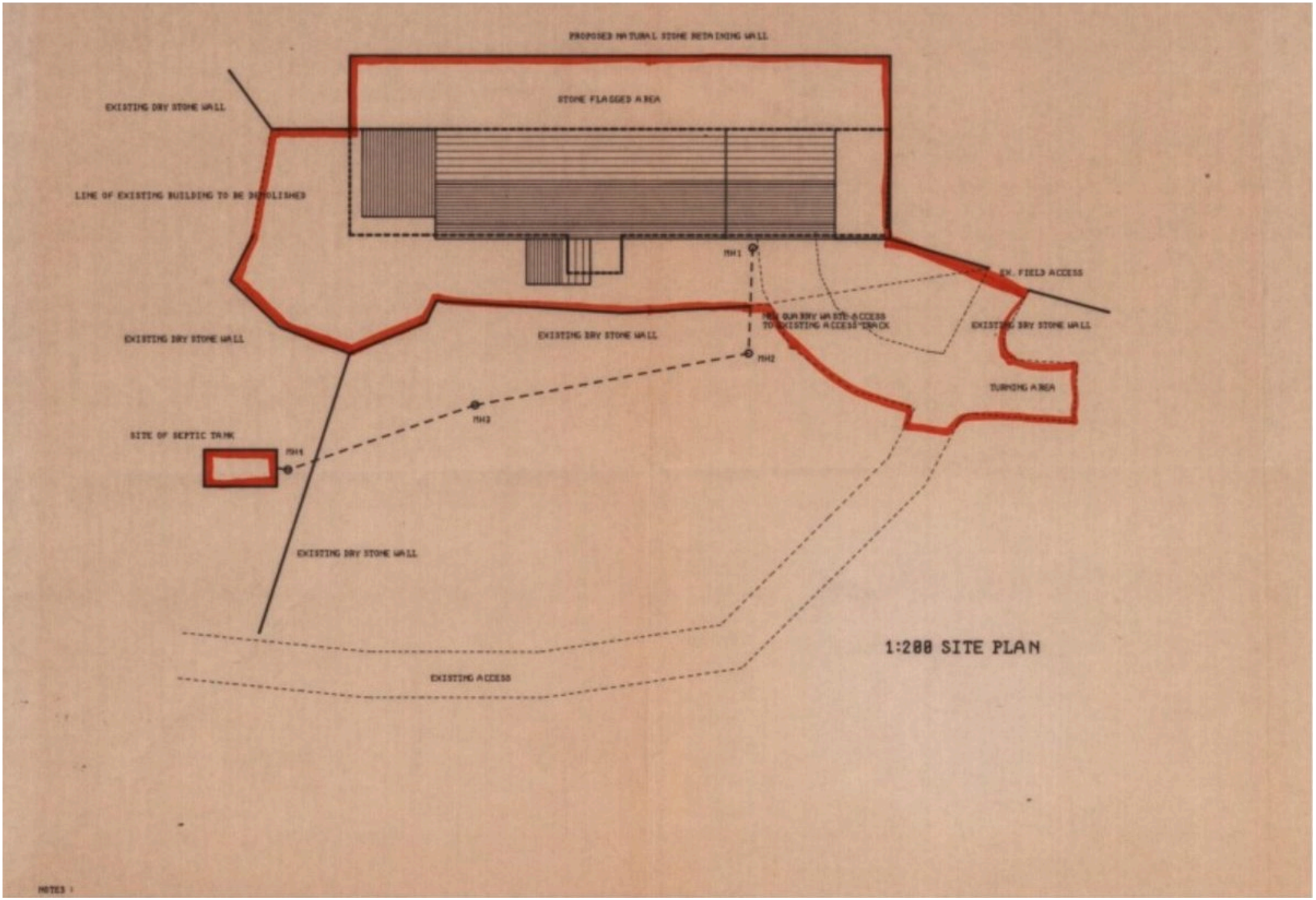
Agent Notes

A second, neighbouring barn for conversion is also available for sale.

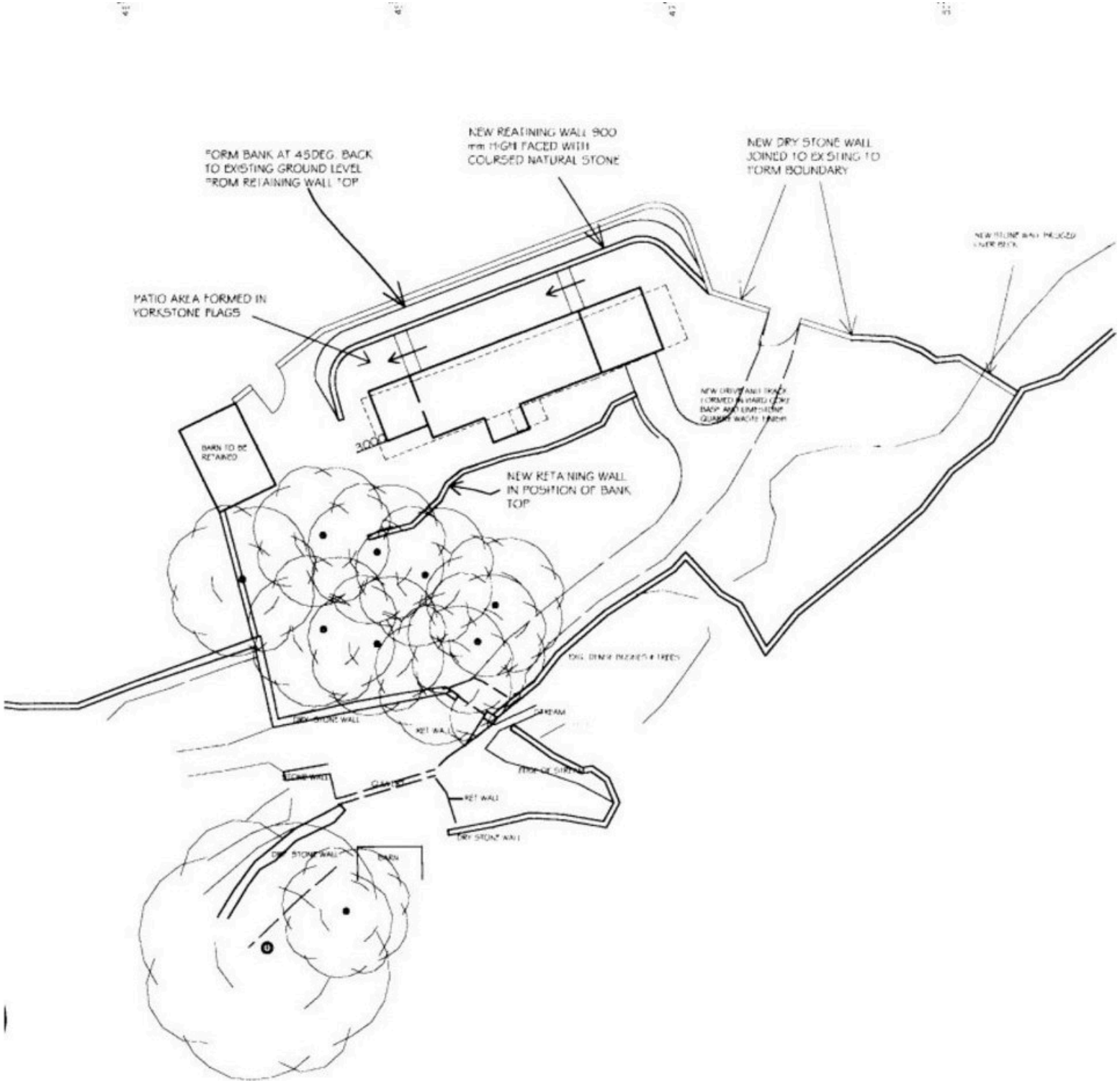
Auctioneer Info

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

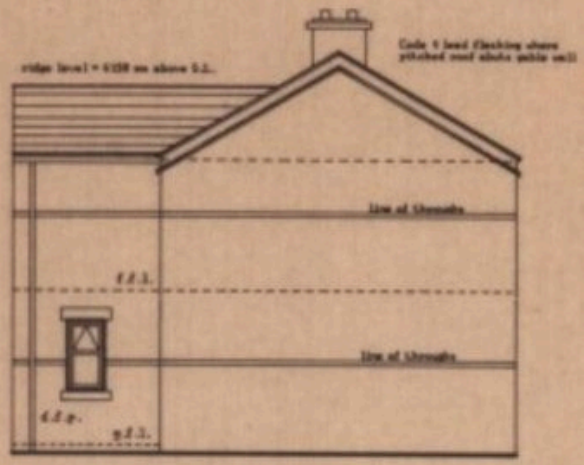
Produced 22 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.



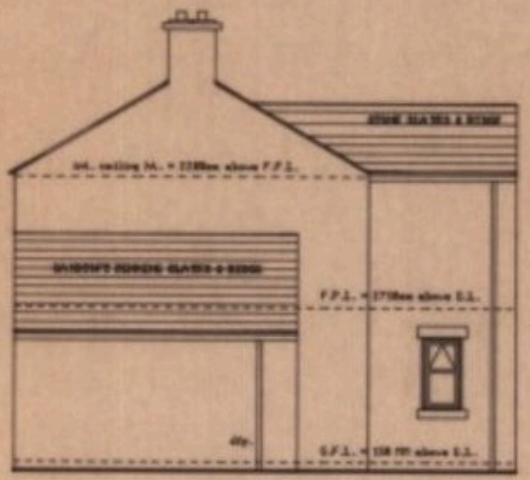
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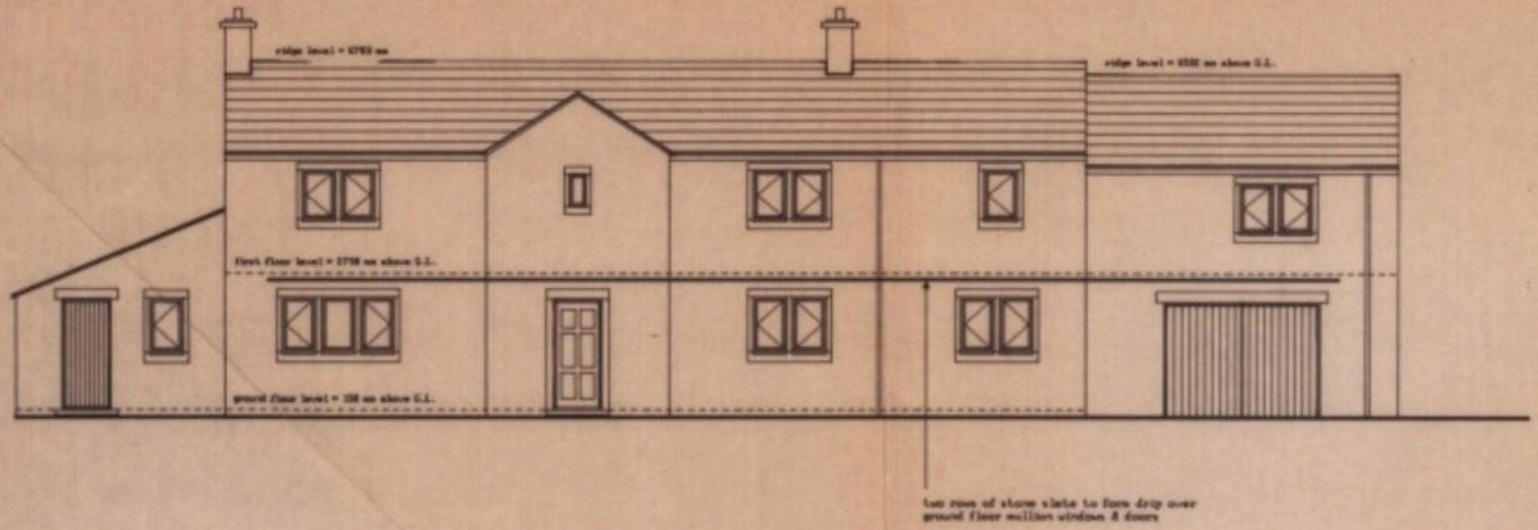


PROPOSED NORTH ELEVATION

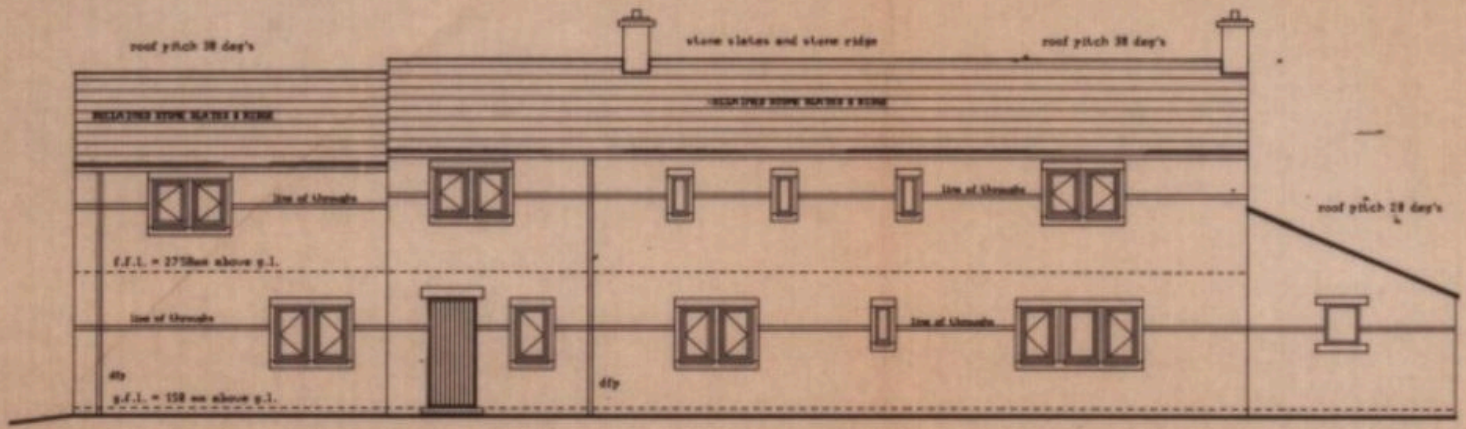


PROPOSED SOUTH ELEVATION

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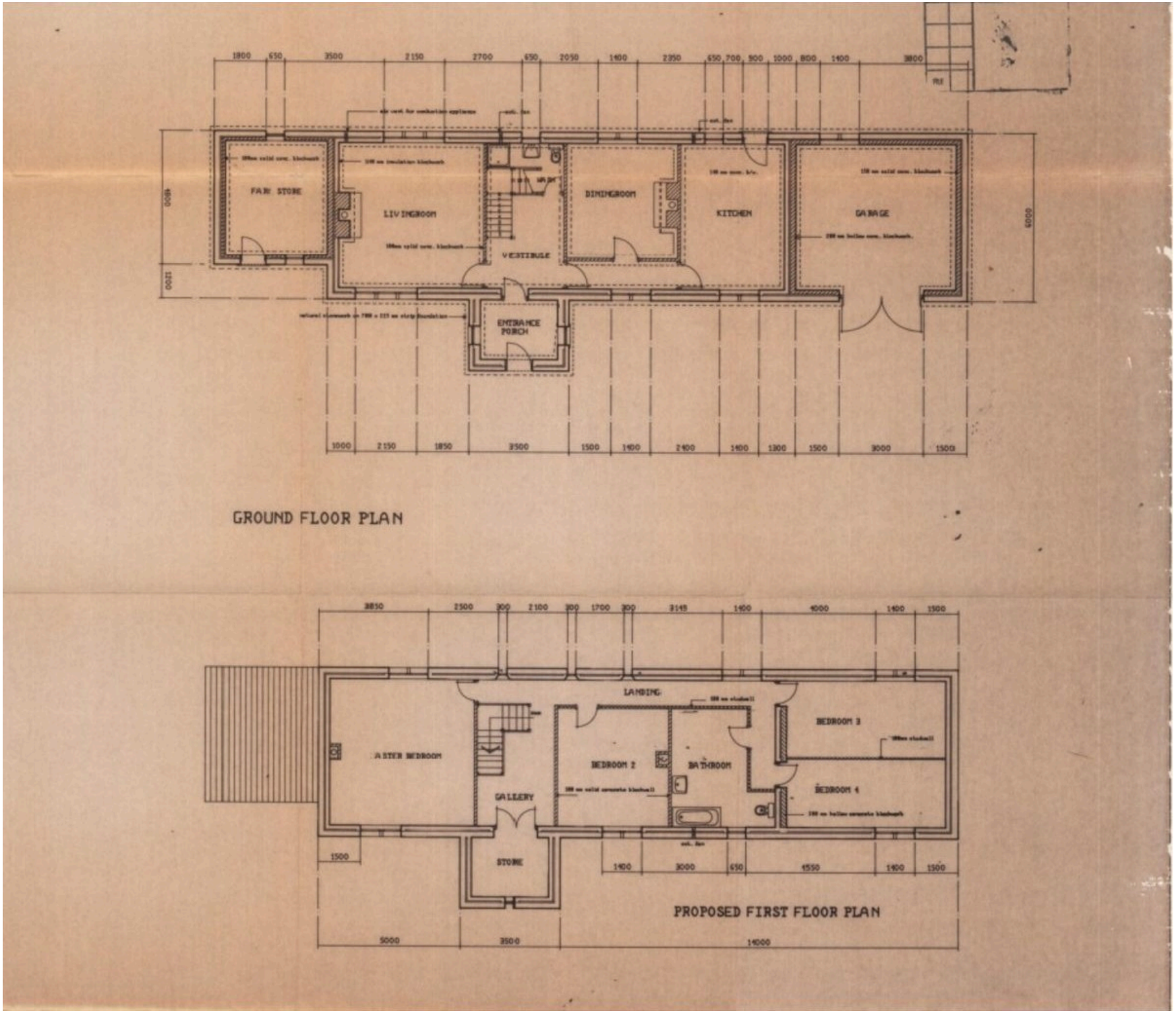


PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

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