





THE SHEEP FOLD PRY HOUSE FARM

NR HARDRAW, UPPER WENSLEYDALE, DL8 3LP

£850 PCM

A Well Presented Furnished Semi Detached Barn Conversion enjoying a picturesque rural setting within Upper Wensleydale close to Hawes. YORKSHIRE DALES LOCAL OCCUPANCY RESIDENCY RULES APPLY. Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, House Bathroom/WC, Parking, Front and Rear Patio Gardens, Outside Store, Oil Fired Central Heating, Double Glazing. Council Tax Band D. EER C75.

NORMAN F.BROWN

Est. 1967

THE SHEEP FOLD PRY HOUSE

• 3 BEDROOMS • SEMI DETACHED BARN CONVERSION • WORKING FARM LOCATION • PATIO GARDEN • PARKING • OIL CENTRAL HEATING • DOUBLE GLAZING • YORKSHIRE DALES LOCAL OCCUPANCY RESIDENCY RULES APPLY





DESCRIPTION

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LOCAL OCCUPANCY CRITERIA

Yorkshire Dales Local Plan 2015-30 – Appendix 5 – Local occupancy criteria

An occupying household is required to comply with one of the following criteria, at the point of occupancy:

i) Existing residents of the National Park establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home or requiring more space for a growing family;

ii) A head of household who is or whose partner is in or is taking up full-time permanent employment or self employment, within the National Park (or in another part of a parish split by the National Park boundary). Where a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly inside the National Park;

iii) A household that has a child at a school within the National Park;

iv) Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park
boundary);

v) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary;

vi) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary);

vii) Former residents of the National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the Authority as having a need to return to the National Park.

GENERAL INFORMATION

TERM Assured Periodic Tenancy

RENT £850 per calendar month in advance, exclusive of council tax and all other outgoings. As part of the application process the referencing agency will carry out reference checks on our behalf and for their

affordability calculation they will look for the applicant(s) annual income to be at least 30 times the monthly rent.

DEPOSIT £980.

NOTE The first month's rent and deposit (minus the holding fee) is to be paid directly into our clients account before sign up. (Please note that we cannot accept card payments).

RESTRICTIONS. No smoking. As the property is situated on a working farm the landlord reserves the right to not consider those with pets or young children for reasons of safety.

COUNCIL TAX BAND D.

CONTENTS INSURANCE The tenant is responsible for arranging their own contents insurance.

Broadband and Mobile Phone Coverage – please check using this website https://checker.ofcom.org.uk

APPLICATION PROCESS

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pay(s) a holding deposit to ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).

We are a member of the The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email admin@tpos.co.uk, website www.tpos.co.uk

Our clients account details are as follows: NFB & DB & JF Brown Clients Account, Barclays Bank, 55 Market Place, Richmond, N.Yorkshire, DL10 4JH. This account is not interest bearing.

As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a clients money protection scheme of which we are a member (further details available upon request).

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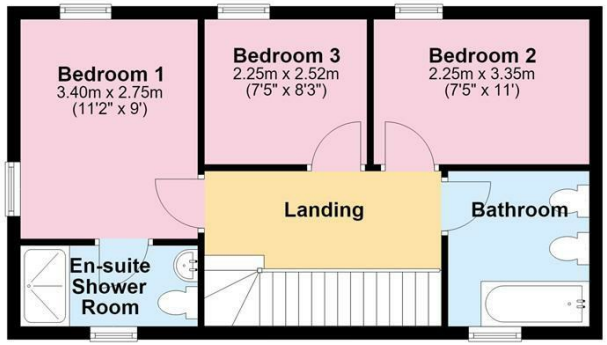




Ground Floor
Approx. 36.2 sq. metres (389.4 sq. feet)

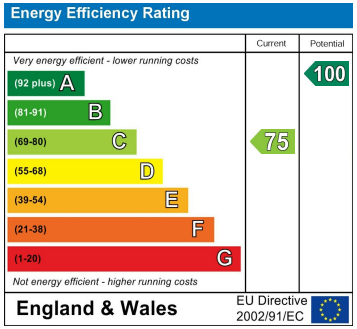


First Floor
Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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