J.R. HOPPER & Co. Est. 1886



HAWES • DL8 3QY

Barclays Bank

Offers Over £280,000 | 4 | E

AT A GLANCE

- Exciting Mixed-Use Opportunity In Hawes Market Place
- Ground Floor Former Bank With Planning Permission For Extension
- Upper Floors Can Be Converted Into Two Flats
- Rear Garden With Parking And Access To Flats
- Prime Location In Upper Wensleydale
- Rare Development Opportunity With Flexible Scope
- Stunning Views

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

Exciting Mixed-Use Opportunity In Hawes Market Place

Barclays Bank presents an exceptional and exciting opportunity to create a striking mixed-use development in the very heart of Hawes Market Place.

Combining commercial potential with residential transformation, this prominent property offers the chance to deliver something truly special within one of the Yorkshire Dales' most desirable market towns.

Hawes, the principal town in Upper Wensleydale, is a thriving and highly sought-after destination, popular with both tourists and locals alike. Renowned for its charm and character, the town boasts an excellent range of independent shops, welcoming restaurants, traditional tearooms and well-loved pubs. A strong sense of community is evident, supported by local amenities including a primary school, church, chapel and a bustling market hall, while the weekly outdoor market and breathtaking surrounding countryside, with its scenic walks and far-reaching views, further enhance its enduring appeal.

Arranged over four generous floors, Barclays Bank offers substantial and versatile accommodation. The ground floor, formerly operating as the bank, provides an impressive commercial space with planning permission already granted for a rear extension, creating exciting scope for a variety of business uses. There is an income from the ATM for the next few years.

The upper floors present a superb residential opportunity, with planning permission in place to convert the first, second and third floors into two well-proportioned flats, each benefiting from access to the rear of the property. This thoughtful layout offers the potential to create attractive, self-contained homes in a prime central location.

Externally, the property includes a rear garden area which currently provides parking for one vehicle. There is clear potential to further enhance this space, including the creating additional parking provision for the residential units.

Barclays Bank represents a rare and compelling development prospect, offering both flexibility and significant potential in an outstanding location. Viewing is essential to fully appreciate the scale of opportunity on offer.

> *"Ground Floor Former Bank With Planning Permission For Extension*

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GALLERY

Every room, inside and out





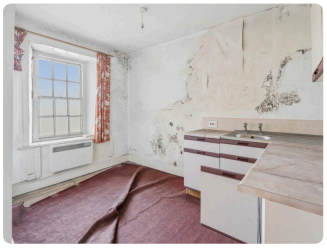












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GALLERY












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 Barclays Bank 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

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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.

01 GROUND FLOOR

Commercial Space

Large ground floor shop space. 3 Windows and door to the front. Access to the rear shop. 2 separate toilets. ATM cash machine is leased to Barclays for a number of years

Extension

Planning Permission has been approved to build a a single storey rear extension. This will be access via the shop and will have a large window at the rear and a door to the side.

Entrance To Flats

At the rear is independent access for the first and second floor flats.

02 FIRST FLOOR FLAT

Accommodation

Plans show a large two bedroom apartment with kitchen, bathroom and a study. The living room is large with a bay window overlooking the market place and a kitchen at the rear which will have lovely views of Stags Fell. Both bedrooms are good, double bedrooms with a separate study accessed via bedroom two.

03 SECOND FLOOR FLAT

Accommodation

The second floor flat is a spacious two bedroom property. There is a large sitting room to the front with a bay window over looking the market place. The kitchen is at the rear and will have views to Stags Fell. There are two double bedrooms and a house bathroom.

04 THIRD FLOOR

Overview

The third floor is a large loft space, accessed via a staircase from the second floor. This could be converted or utilised subject to planning permission.

05 OUTSIDE

Front

The property fronts on the market place.

Rear

Large ground at the rear to be landscaped as shown on planning permission. For us of occupants of the flats.

Parking

Off road parking will be created at the rear of the property for the two flats.

06 AGENTS NOTES

PLANNING INFO

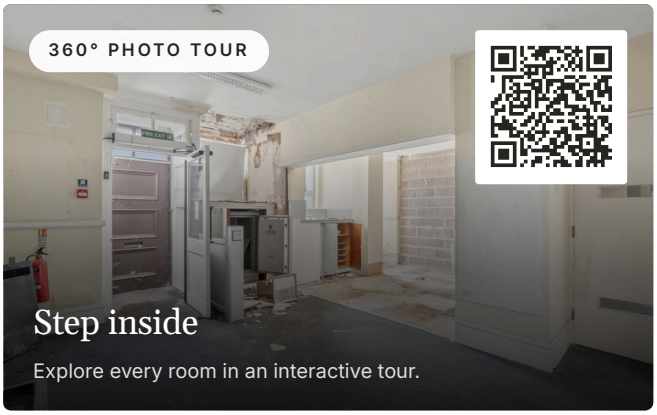
R/56/131L Conversion of bank to Ground floor non residential Class E use. Residential apartments on 1st and 2nd floor. with Section 106 Local Occupancy only. Commercial ground floor use of the premises shall not take place outside of the hours of 8am to 8pm Monday – Saturday, and 8am to 6.30pm on Sundays and Public Holidays. The conversion of upper 3rd floor or further extension to rear would require further planning permission

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

EPC - 3rd July 2019
PDF · 0.05 MB

Planning Permission
PDF · 0.15 MB

Planning & Design Statement
PDF · 0.29 MB

R/56/131L Full Planning Permission
PDF · 0.04 MB

YDNP/7150/03 Plans
PDF · 2.3 MB

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Barclays Bank, Market Place, Hawes, DL8 3QY

Total Area: 348.5 m² ... 3752 ft² (excluding voids)



Ground Floor
Area: 112.8 m² ... 1215 ft²

First Floor Flat
Area: 103.5 m² ... 1114 ft²

Second Floor Flat
Area: 91.9 m² ... 989 ft²

Attic Floor
Area: 40.3 m² ... 434 ft²

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All measurements are approximate and for display purposes only.
This floor plan is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate.
No details are guaranteed, and they should not be relied upon for any purpose.
No liability is accepted for any errors, omissions or inaccuracies. Interested parties should rely on their own inspection(s). Powered by Abide Studios.

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