J.R. HOPPER & Co. Est. 1886



LUNDS • LA10 5PY

Low West End

Starting Bid £20,000 | 1 | Exempt · Unconverted Barn

AT A GLANCE

- Detached Barn In Rural Location
- Previous Planning Permission For Two Dwellings
- Set In Approx. 0.33 Acres
- Large Parking Area To The Front
- Garden & Woodland To Rear
- Bore Hole Water, Mains Electric & B4RN On Site
- Great Self Build Opportunity In Yorkshire Dales Subject To Planning Permissions
- Available By Modern Method Of Auction
- T'c & 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

Detached Barn In Rural Location

Low West End Farm 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.

This property is currently a two storey stone barn, it is split in to sections with a barn, cow byre (with original stalls), two stables and a store. The property is in need of full renovation.

This property previously had planning permission for conversion into two local occupancy or holiday let properties. This permission has now lapsed, plans are available to view. The plans show two properties, the North part of the property being a 3 bed home and the South part of the property being a two-bed house.

Current plans could be resubmitted to the Yorkshire Dales National Park or they could be changed to create a new, flexible layout to create one, large family home for local occupancy or holiday let.

Outside, to the front the plans show off road parking areas. At the rear is a stone flagged patio area. There is a woodland area with stream to the rear.

Low West End is a great self build project in a rural location with spectacular 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 Low West End 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.

01 PROPERTY DETAILS

The Barn

This detached barn is currently in a poor state of repair. It is currently a two storey agricultural barn. The barn has two stables, a cow byre and a barn.

The Land

The total site expands to approx. 0.33 acres. There is a sizeable parcel of land to the front, great for off road parking. At the rear is an enclosed area, earmarked to be a patio garden. Beyond is a small woodland area with stream running through.

Planning Permission

Planning permission was granted in 2020 (planning ref: R/48/13F) Plans were submitted for two properties, both with three bedrooms. This planning permission has now lapsed. Planning permission would need to be re submitted by the new owners. Plans can be altered to suit.

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

02 AGENTS NOTES

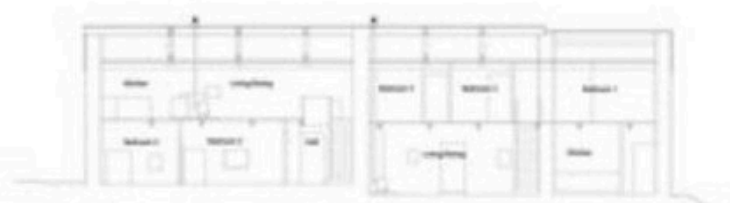
Additional Plot

A second, neighbouring plot (Robinsons Field House) with preserved planning permission for an agricultural dwelling is also available for sale.

Auction 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 3 October 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.



Section D-D



Section A-A



Section B-B



Section C-C



East elevation



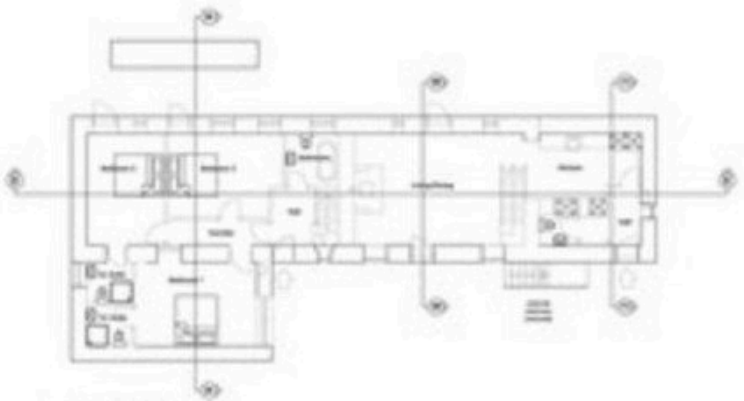
West elevation



North elevation



South elevation



Ground floor plan



1st floor plan

N

Scale 1:100 @ A1 size
except where noted

Low West End

Proposed

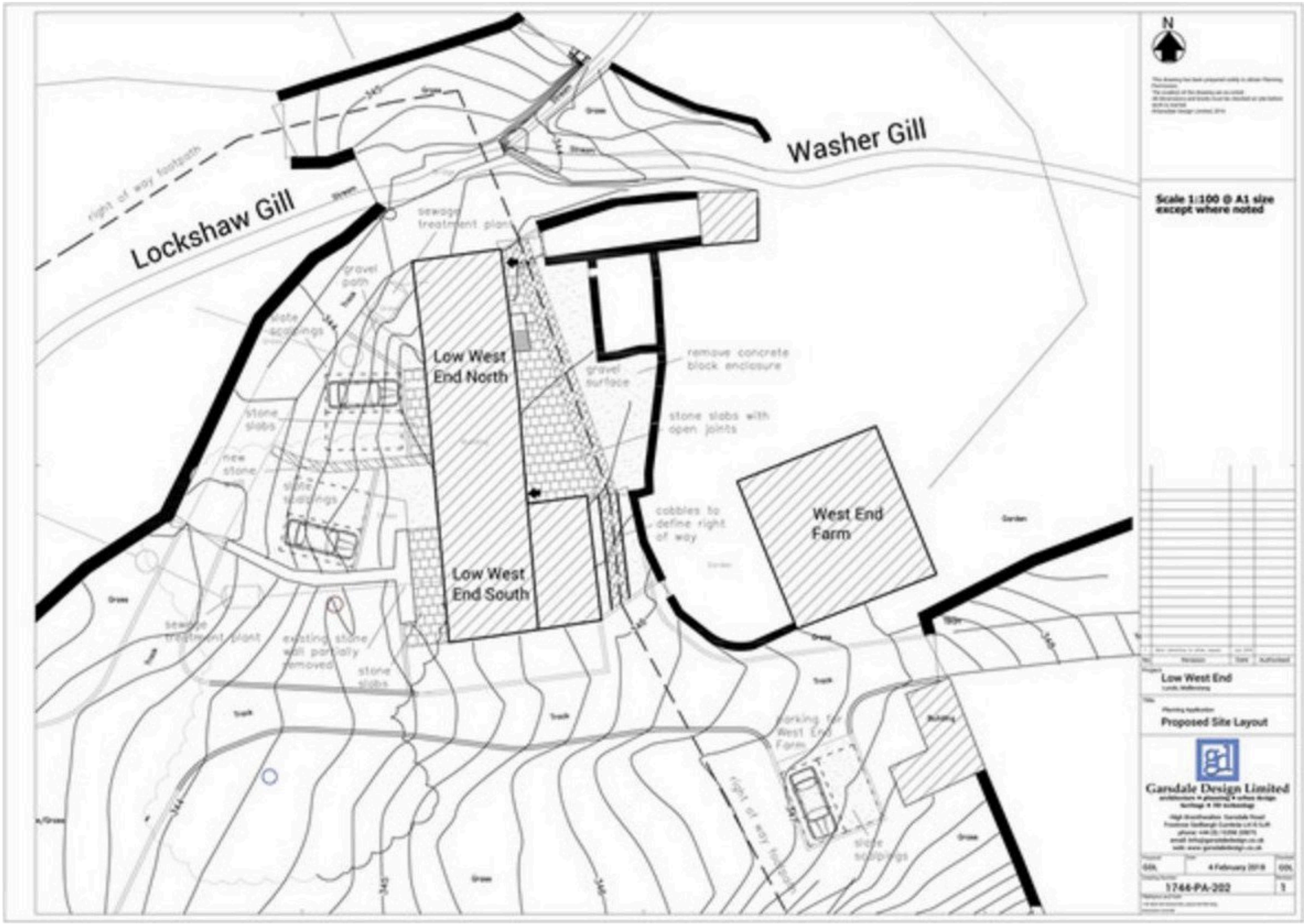
Garsdale Design Limited

9 Feb 2018

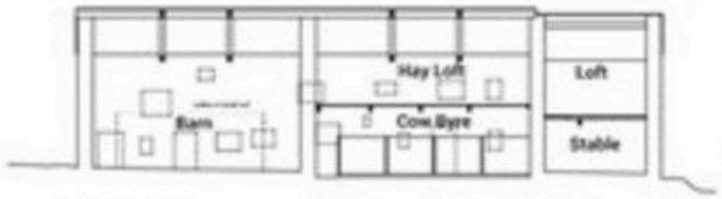
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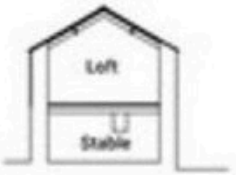
Section D-D



Section A-A



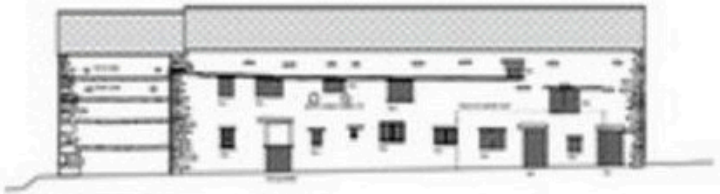
Section B-B



Section C-C



East elevation



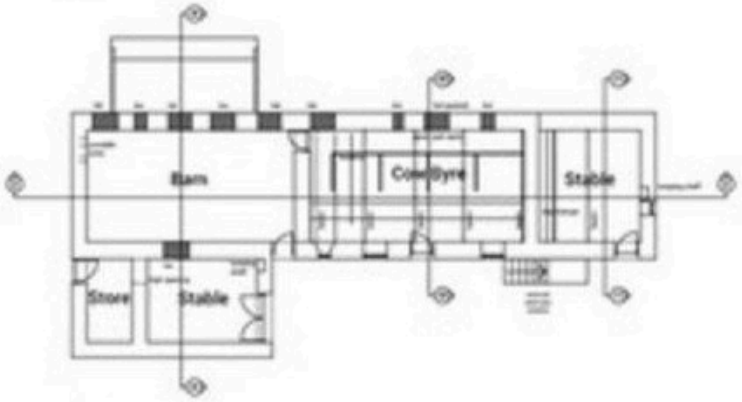
West elevation



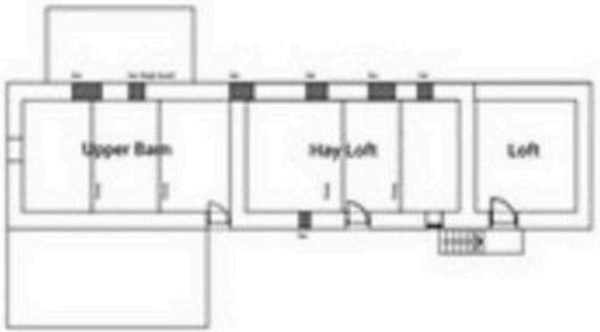
North elevation



South elevation



Ground floor plan



1st floor plan

N

Scale 1:100 @ A1 size
except where noted

YORKSHIRE DALES
National Park Authority
RECEIVED
19 Feb 2018

Low West End

Existing

Garsdale Design Limited
architecture & planning & urban design
heritage & 3D technology

GDL	9 Feb 2018	GDL
1744-PA-200		0

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