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DAVID HILL



The Barn Dob Park Otley LS21 2NA

An exciting development opportunity comprising a traditional grade II listed stone barn with the benefit of full planning permission and listed building consent for conversion to form an impressive four bedroom family residence with private parking, detached garaging and land extending to about 2 acres.

Beautiful courtyard setting with far reaching views just 3 miles from Otley and 13 miles from Harrogate.

Guide Price £445,000

The Barn Dob Park Otley LS21 2NA

• Otley 3 miles • Harrogate 13 miles • Skipton 16 miles • Leeds 14 miles • Leeds Bradford Airport 7 miles

Location

The Barn forms part of a small group of traditional buildings accessed via a private shared drive off Dob Park Road approximately 3 miles north of the popular market town of Otley within the Nidderdale Area of Outstanding Natural Beauty (AONB). This historic market town provides a good range of services including independent shops, supermarkets including a Waitrose, and well regarded schools covering all ages. The town is well positioned for commuters, being just 5 miles from Leeds Bradford Airport and railway stations in nearby Weeton and Menston providing regular services to Leeds.

Description

This impressive grade II listed stone barn enjoys a delightful courtyard setting alongside two other dwellings forming a very pleasant rural backwater with super views over farmland and the Washburn Valley beyond.

The Barn, which has been recently re roofed and benefits from a new build detached double garage provides a wonderful opportunity for those looking to create their own home. The additional two acres of land not only provides security and control over the immediate outlook and surroundings but will also widen the market to those with hobby farming or equestrian interests and provides the perfect secure space for exercising dogs.

Planning

Full planning permission and listed building consent for the conversion of the barn to a dwelling was approved by Harrogate Borough Council under Application No. 6.139.5.C.FUL dated 17.01.2005 and 6.139.5.D.LB dated 31.01.2005.

It is believed the conversion of the neighbouring barn and construction of the detached garage approved under the same planning permission and listed building consent constitutes commencement of the development and accordingly the consents are considered extant and secured in perpetuity.

Electronic copies of the planning decision notices and approved plans are available on request from the agents.

The approved scheme provides well planned accommodation laid out over two floors which briefly comprises the following:

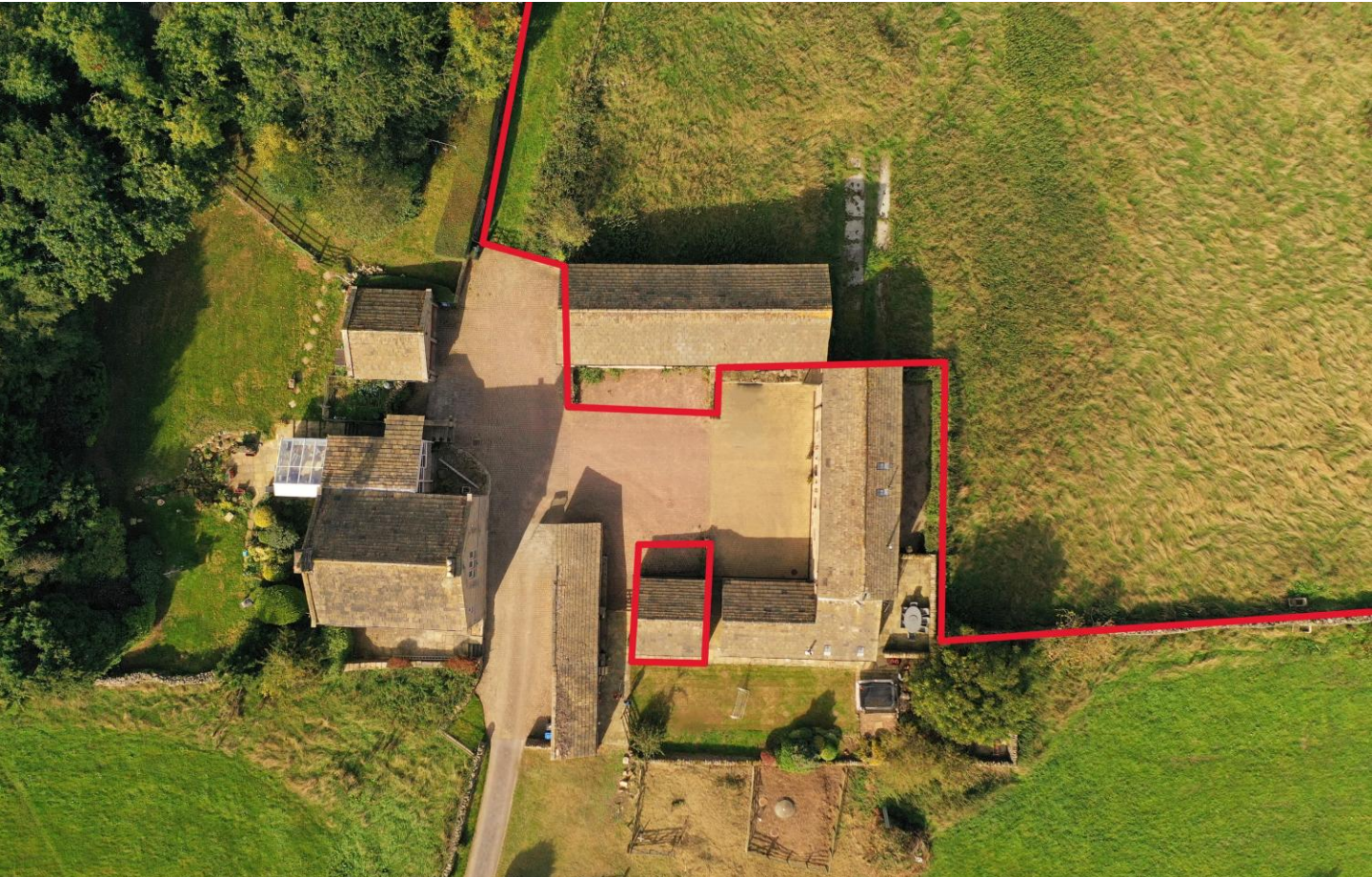
Ground floor: Entrance Hall with separate Cloakroom and stairs to the First Floor, Dining Room, Kitchen, Utility, Drawing Room.

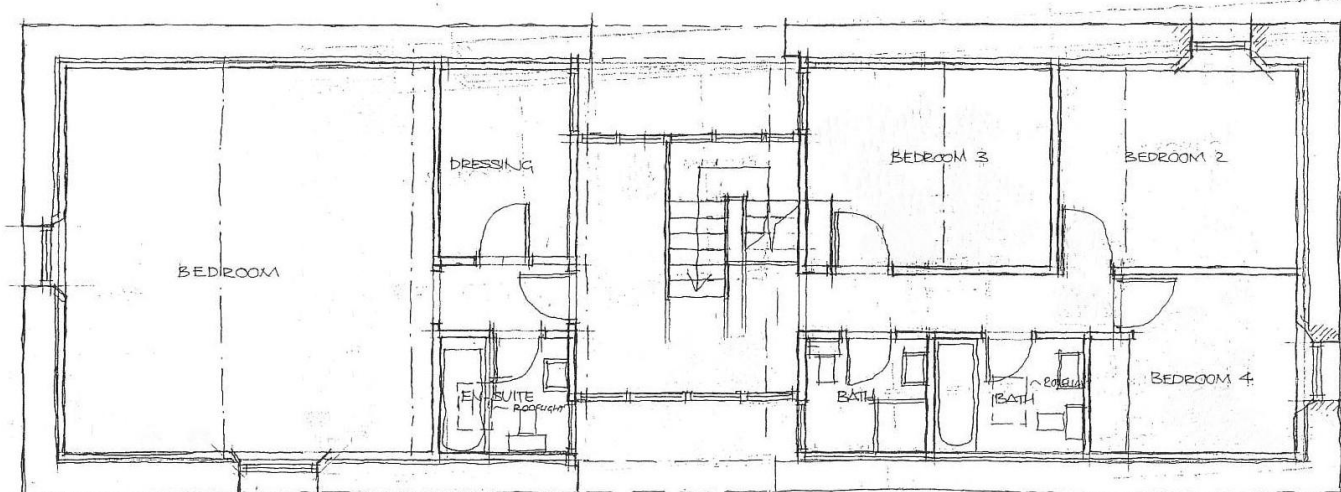
First Floor: Galley Landing, Master Bedroom with separate Dressing Room and en suite. Inner Landing giving way to three further Bedrooms, a Bathroom and a Shower Room.

Total Approximate Gross Internal Floor Area - 216m² (2325 ft²)

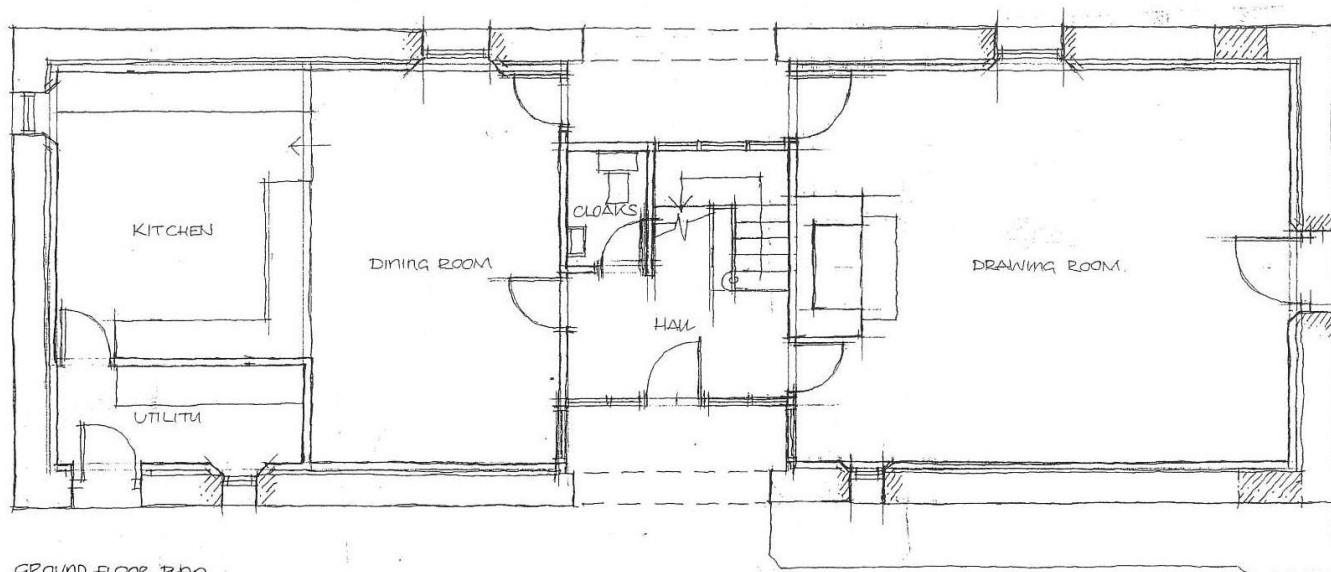
Outside

The barn is approached from Dob Park Road via a private drive that serves the two existing dwellings and The Barn. There is a right of way over the yard to The Barn and to the detached double garage opposite with the right of way extending to the field gates giving access to the land.

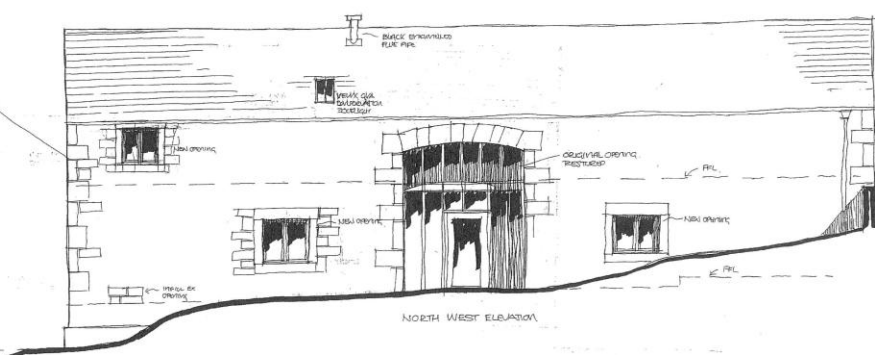
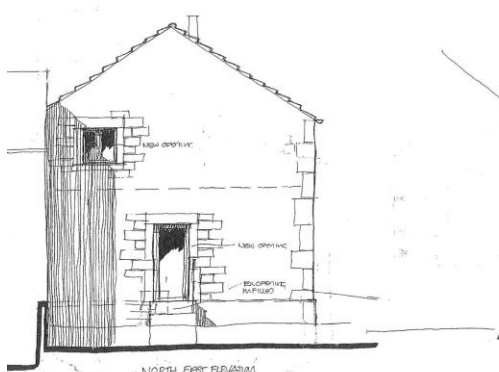
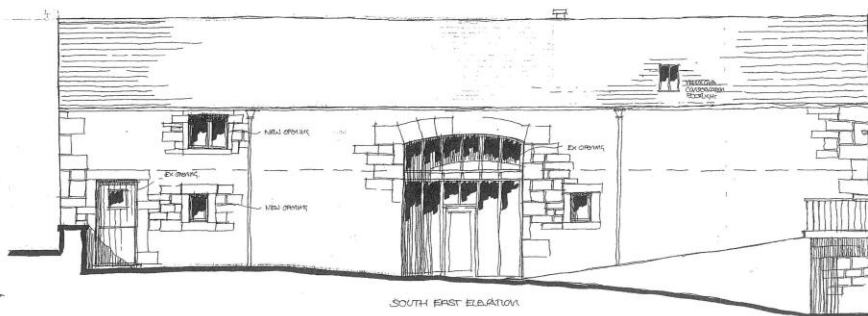
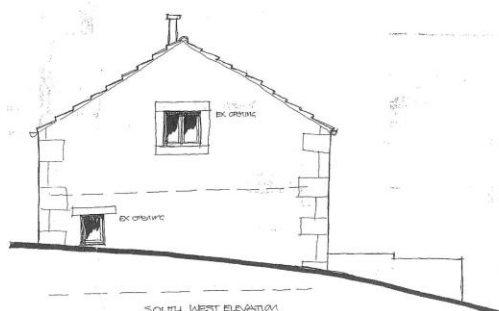




FIRST FLOOR PLAN



GROUND FLOOR PLAN





Services

The purchasers will be responsible for connections to mains services.
 We understand mains water and mains electricity are nearby.
 Drainage is proposed to a Package Treatment Plant to be installed by the purchasers.

Tenure

Freehold. Vacant possession on completion.

Viewings

By appointment through the selling agents.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

From Otley head north on Bridge Street over the river bridge and continue on Billams Hill becoming Newall Carr Road. After approximately 2 miles and after passing the Roebuck Public House take the right hand fork onto Dob Park Road. After 375 metres turn left (signed Dob Park House & The Mistal) and follow the drive into the yard where The Barn can be found in front of you. A 'David Hill' for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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