

Castle Hill Barn, Burton in Lonsdale, LA6 3JU

Asking Price £425,000



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Burton in Lonsdale, LA6 3JU

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0.64 acres

- Opportunity to create a home of distinction.
- Grade II Listed stone barn with planning permission for conversion, creating a 5,575ft^2 property.
- Located in a highly accessible and sought-after village location.
- Set between the Lake District and Yorkshire Dales National Parks.
- Additional land available by separate negotiation.





Nestled on the fringe of Burton in Lonsdale, this exceptional Grade II Listed stone barn and adjoining buildings offer an extraordinary opportunity to create a spectacular residence. With an edge-of-village setting, the plot commands uninterrupted views of Ingleborough and Barbon Fells, offering a unique opportunity for rural life.

With planning granted on 3rd October 2024, the Barn offers consent for a full transformation into a 5,575ft^2 property. The approved layout includes reception hallway, a spacious open plan living / dining / kitchen, sitting room, cloakroom, utility room, office, gym, principal suite with ensuite facilities and dressing room. There are three further double bedrooms, each with an ensuite, all set around a galleried-style landing. The accommodation is completed with a generous games room.

Work has already commenced, including extensive re-pointing, clearing of the interior and partial installation of joists, thereby allowing the planning consent to remain extant. Therefore the new owner will be able to resume construction and complete the scheme to their own design, taste and specifications. The plans allow for some or all of the space to be utilised by a purchaser.



FRONT SOUTH ELEVATION - From Road



INTERNAL SOUTH ELEVATION



SIDE WEST ELEVATION



REAR NORTH ELEVATION



SIDE EAST ELEVATION



INTERNAL WEST ELEVATION



INTERNAL EAST ELEVATION

KEY:

= Structure removed

= Structure removed, made good and re-used

= Proposed new structure





The property itself occupies a plot extending to 0.64 acres, or thereabouts, and is accessed directly off the A687. There is generous space for parking, and the grounds offer excellent landscaping potential.

For convenience, the site has mains electricity, mains water and B4RN broadband, together with mains gas accessible locally.

Whilst occupying a generous plot, for those looking for additional land up to approximately 10 acres, with the benefit of roadside access, is available by separate negotiation.

The location of this superb opportunity sits within close proximity of the market town of Kirkby Lonsdale, which offers charming independent shops, eateries and amenities. The historic city of Lancaster is approximately 15 miles away, and adds further services and amenities, as well as access to the Lancaster University, hospitals and other employment opportunities. The M6 motorway is accessed via Junction 36, providing access north and south.

General Remarks

Services: – Mains electricity, gas and water available locally. Purchasers are to satisfy themselves as to the services prior to exchange of contract .

Parking allocated and number of spaces : On site.

Construction Type : Stone under slate roof property.

Building Safety : The property is undergoing construction and is a building site.

Restrictive Covenants : None known.

Listed building : The property is Grade II Listed–list entry 1132423, date listed February 1958.

Easement, and Wayleaves or Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Boundaries : The property is sold as shown on the area edged red and extends to 0.64 acres or thereabouts. Additional buildings and orchard is available by separate negotiation as shown on the plan yellow, green and blue. The hatched areas would be subject to an overage provision.

Additional farmland is available by separate negotiation– as shown edged blue and extending to approximately 10.37 acres (4.19 hectares). The land comprises two separate field parcels with direct access off the A687 and is currently grazed by a local farmer.

Footpaths / Bridleways : We are not aware of any footpaths or bridleways affecting the subject property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood one.

Unimplemented Planning Consents : See planning references below. The property is under construction..

Planning Consents affecting the property : The property has the benefit of planning consent under Planning Reference 2022/23630/FUL and 2022/23631/LBC. There is a further application, ZA24/26345/VARLBC, which is an application to vary condition number 2 of the approved plans, for revisions including removal of part of the Shippon to the rear of the Barn, revisions to the openings, re-roof main Barn and reconfigure internal space. This was approved in November 2024, with conditions.

Local Authority: Cravens District Council **Council Tax:** To be assessed

Broadband: B4RN available locally.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///decency. Prowl.farmed

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT





Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



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