

FOR SALE BY AUCTION 19/03/25
YORKSHIRE DALES NATIONAL PARK
RARELY AVAILABLE RESIDENTIAL DEVELOPMENT OPPORTUNITY
WITHOUT LOCAL OCCUPANCY CLAUSE
AVAILABLE VIA AUCTION AT
<https://auctions.thecpn.co.uk/lot/details/141826>

Mire House Barn
Dentdale
Dent
Sedbergh
Cumbria
LA10 5SX



Planning permission already in place for conversion to 3-4 bed dwelling

Dentdale is one of the famous Yorkshire Dales situated within the Yorkshire Dales National Park and within 3 miles of the market town of Sedbergh which, in turn is within 7 miles from access to the M6 motorway at Junction 39. Dentdale is famed for being one of the Yorkshire Dales within the national park, and being at



the western end of the park, close to Sedbergh with the settlement of Dent Village at its heart. The area is a popular location for walkers, climbers, cyclists and outdoor enthusiasts, and also offers good access to the M6 motorway at junction 37, and in turn, the Lake District National Park further to the west.

Location

The property which is shown for identification purposes on the enclosed ordnance survey sheet is situated approximately mid-way between Sedbergh to the northwest and Dent to the southeast above the river Dee. There are various shops, cafes and public houses in Dent together with other services such as doctors surgery, small supermarket, retail and schools in nearby Sedbergh.

Description

The property comprises a substantial detached typical Yorkshire Dales barn of stone construction beneath a pitched and stone/slate covered roof and will be sold with an area of land to provide car parking and a garden area to the east of the barn. Planning permission exists for conversion of the existing barn into a 3-4 bed roomed dwelling, and since works to the property have already commenced, we understand that the planning permission is available in perpetuity – further details available on request.

Accommodation

Proposed accommodation comprises a ground floor living/dining area with adjoining kitchen, inner hall, bathroom and bedroom and at upper level, a further two bedrooms and bathroom, with on site car parking to the north of the existing barn. Plans of the proposed development are available on request, and the total internal area extends to approximately 101 sq m (1087 sq ft). Plans of the proposed accommodation are available on request.

Auction

The property is to be offered for sale via online auction on 19th March 2025. These particulars must be read in conjunction with the auction legal packet which is available online at <https://auctions.thecpn.co.uk/lot/details/141826>

Tenure

Freehold with vacant possession on completion

Planning

The Yorkshire Dales National Park Authority granted planning permission for conversion of the property reference S/01/14C on 14 February 2001. The property is Grade II listed and listed building consent was granted on 16 November 2001 under reference S/01/14B/LB.

The Yorkshire Dales National Park Authority have issued a Certificate of Lawful Use or Development (under reference S/01/140/LDC) dated 20 November 2023 confirming that the original planning consent has been implemented, and is therefore available in perpetuity.

South Lakeland District Council gave conditional approval of building plans on 13 October 2003 and various preliminary works to the property were completed at, or around that time. Further details of planning are available upon request.

Price

Opening offers of £65,000, with a guide price of £65,000+

Rating Assessment

Not applicable

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Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

Services

It is anticipated that mains water and mains electricity will be available to the property, with a private drainage system. No services are presently connected.

Energy Performance Certificate

Not applicable – development property.

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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