

CLITHEROE (A59) - 9 MILES

SETTLE (A65) - 11 MILES

**STEPPING STONES, MERE SYKE
WIGGLESWORTH
SKIPTON
NORTH YORKS**

Over 34 ACRES



Set on the edge of the idyllic North Yorkshire Lancashire border in a rural setting this partially converted barn has huge scope for further development. Set in 34 acres of prime grassland the property has its own private driveway set back from the road with views from every elevation. A traditional style stone built barn offering a wealth of possibilities. The property is freehold with vacant possession.

Price Best offers in the region of £500,000

Selling Agents: Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe, BB7 4LH
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Stepping Stones is a traditional detached stonebuilt barn under stone slate roof newly converted under a 60:40 live work planning consent. The barn has its own private driveway and is set in 34 acres of prime grassland. The barn has recently been developed to conform with plans passed by the Craven District Council and provides any prospective purchaser with a chance to develop further laying their own footprint on the property. With views to every elevation nearby stream garden area and surrounding curtilage is in abundance. This property is well suited to any small rural business or business requiring workshop and land.



Proposed Ground Floor plans

Entrance Porch	-	2.6m x 2.1m
Kitchen	-	4.7m x 4.5m
Pantry	-	2.7m x 2.5m
Sitting Room/Dinner	-	7.6m x 7.4m
Workshop	-	7.4m x 4.1m
Boot room	-	3.6m x 3.2m
Shower room	-	2.0m x 1.2m

Proposed First floor plans

Office with store	-	7.4m x 4.1m
Bed 1 with en suit	-	7.6m x 4.1m
Bed 2	-	3.5m x 3.0m
Bed 3	-	3.0m x 2.7m
Bed 4	-	3.0m x 3.0m
Main Bathroom	-	3.0m x 2.1m

Proposed Attic Space

Snug	-	4.6m x 4.8m
Childs Play Room	-	5.7m x 4.0m

The Land for sale with the barn is shown on the plan with a boundary edged red. The schedule of areas is as follows.

OS 0056	10.13	meadow
OS 0045	11.76	meadow
OS 3759	5.79	meadow
OS 0094	4.97	pasture
OS 8269	<u>1.49</u>	pasture
	<u>34.14</u>	acres or thereabouts



Access from Wigglesworth take the road signposted to Bolton by Bowland Forest Becks Brow. Stepping Stones Barn is located on the left hand side less than 1 mile out of Wigglesworth. Please see location plan on rear.

Entitlements The land is registered with the rural land registry and has the benefit of entitlements under Defra's single payment scheme. The vendor has activated a claim for the 2011 payment but will transfer the entitlements to the purchaser in time to make a 2012 claim.

Planning Permission Planning permission has been passed with Craven District Council for the property to be used under a 60:40 live work condition. Details of planning consent and reference attached with these details. Further details on request.

Services The property has borehole water supply and mains electric with permission for installation of package treatment plant and discharge to the stream.



Decision No - 72/2004/4053

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TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF CONDITIONAL APPROVAL OF PERMISSION BY CRAVEN DISTRICT COUNCIL TO CARRY OUT DEVELOPMENT

Date of Valid Application: 13 February 2004

Date Decision Issued: 08 April 2004

Proposal: Conversion Of Barn To Office Use With Ancillary Living Accommodation And Installation Of Package Treatment Plant

Location: Stepping Stones, Mere Syke, Wigglesworth, Skipton.

Craven District Council has considered your application and GRANTS permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To ensure compliance with sections 91 to 96 of the Town and Country Planning Act 1990.

2. The building shall be occupied and operated only for the dual purposes of a workspace and associated living accommodation. The dwelling shall not be occupied unless the workspace is used for business purposes or vice versa. The dwelling space and workspace shall be occupied and operated by the same person or people and the workspace shall be operated to the extent that at least one occupant of the dwelling shall derive the equivalent of a full time income from that operation.

Reason: This planning permission has been granted primarily to make provision for the generation of employment in this rural area and the dwelling space is regarded as being a necessary ancillary requirement. This permission specifically excludes the use of the residential part of the building unless the workshop space is being used to provide full time employment for at least one of the occupants of the living space.

D.A. Hartley B.Sc.(Hons), M.A., Dip.TP, MRTPI
Head of Planning Services

Date: 08 April 2004

FOR RIGHTS OF APPEAL PLEASE READ NOTES OVERLEAF



MISREPRESENTATION ACT 1967:

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