DACRE, SON & HARTLEY

EST. 1820

1820 200 2020 YEARS OF YORKSHIRE PROPERTY



Low Barn, Lowfield Lane, Beamsley, Skipton

A fabulous opportunity to acquire a former traditional barn, currently providing office accommodation but with planning approval for conversion to create a spacious three bedroom home – subject to conditions and a binding 106 agreement restricting occupancy to either short term holiday lets, or to a qualifying person from the Yorkshire Dales National Park.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
Tel: 01943 600655 **Email:** ilkley@dacres.co.uk

dacres.co.uk



Low Barn,
Lowfield Lane, Beamsley, Skipton
BD23 6HJ

Guide Price £745,000





GENERAL REMARKS

Until the turn of the millennium Low Barn was in traditional agricultural use, but for the last couple of decades has provided rural office accommodation. In the March of 2025, full planning permission was granted for change of use from office space (A2/B1), to form a single dwelling house – subject to conditions. The accommodation proposed provides extensive ground floor living, with three bedrooms at the first floor level, whilst the grounds are remodelled to provide parking, delightful streamside gardens, along with a couple of very useful outbuildings.

The consent for conversion is subject to a 106 agreement, entered into with the Yorkshire Dales National Park Authority. This agreement is available to read in full at dacresyorkshire.co.uk/LowBarn, but in brief summary restricts occupancy to either short term holiday lets or to those qualifying residents from the Yorkshire Dales National Park. This is an important document and should be reviewed prior to an inspection of Low Barn.

As the accompanying plans show, the proposed conversion provides a fantastic opportunity to acquire a substantial home within a charming area of Wharfedale – one tucked away on the edge of this highly sought after village, but just a few hundred yards from the A59 which provides excellent link with the region's business centres. A highly accessible but beautiful setting.

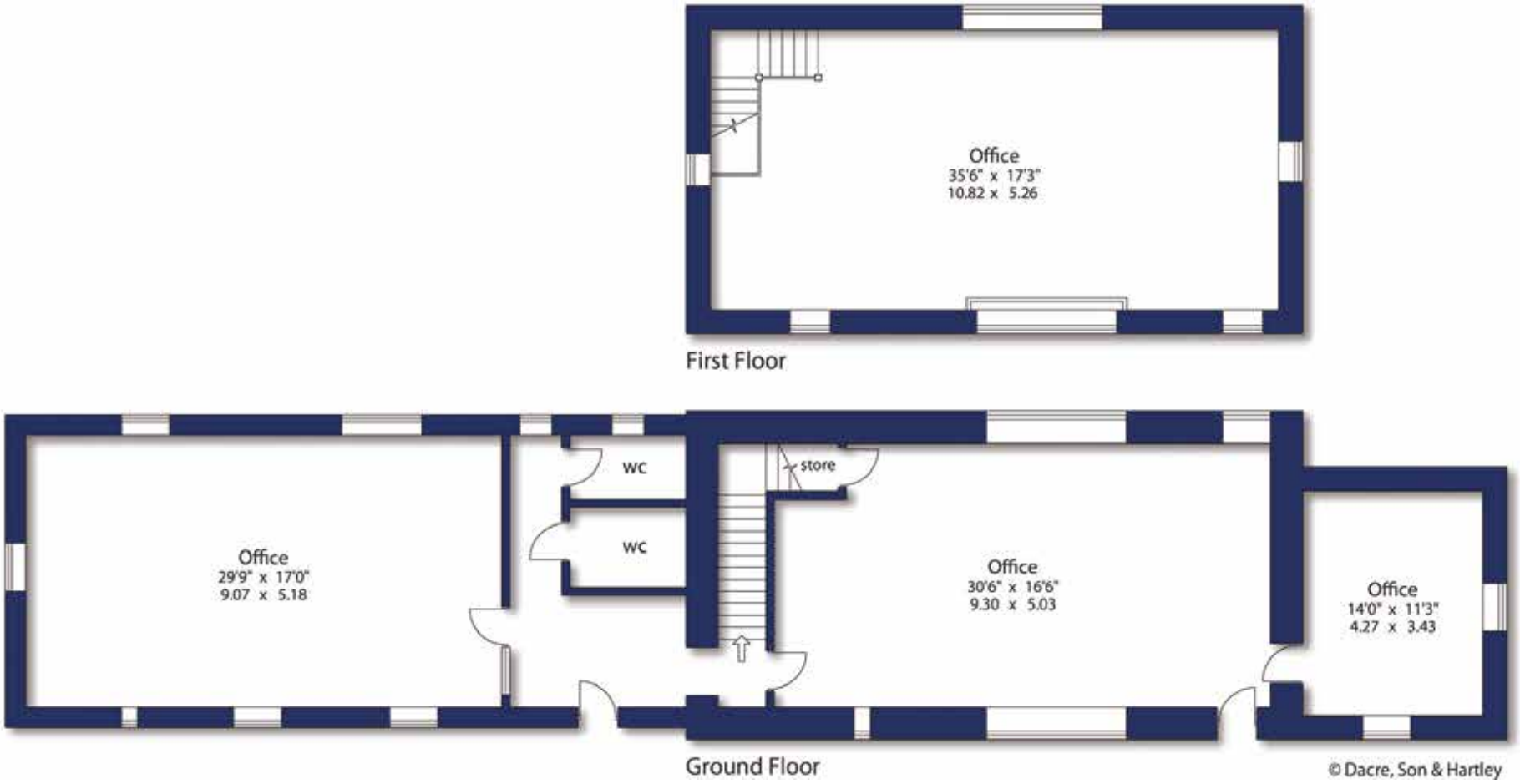
The village of Beamsley is one of the area's most sought after communities, set in the heart of unspoilt Wharfedale on the edge of the Yorkshire Dales National Park. The village is ideally placed for the commuter with ready road access into Ilkley, Harrogate and Skipton with the M65 beyond. Nearby Bolton Abbey, which is within comfortable walking distance, is home to the renowned Devonshire Arms Hotel, which includes The Brasserie, Burlington Restaurant and Members' Leisure Club. Rail services from nearby Ilkley or Skipton provide frequent connections throughout the day into Leeds and Bradford. Leeds, in turn, offers numerous daily services to London Kings Cross, meaning that an early start in the capital is a feasible option. An international airport is just some 15 miles distant.

Both Ilkley and Skipton provide comprehensive retail and social amenities and whilst private schooling for all ages is within daily travelling distance, the village falls within the catchment area of both Ermysteds Grammar School and Skipton Girls High School, and has its own primary school – the Boyle and Petyt.

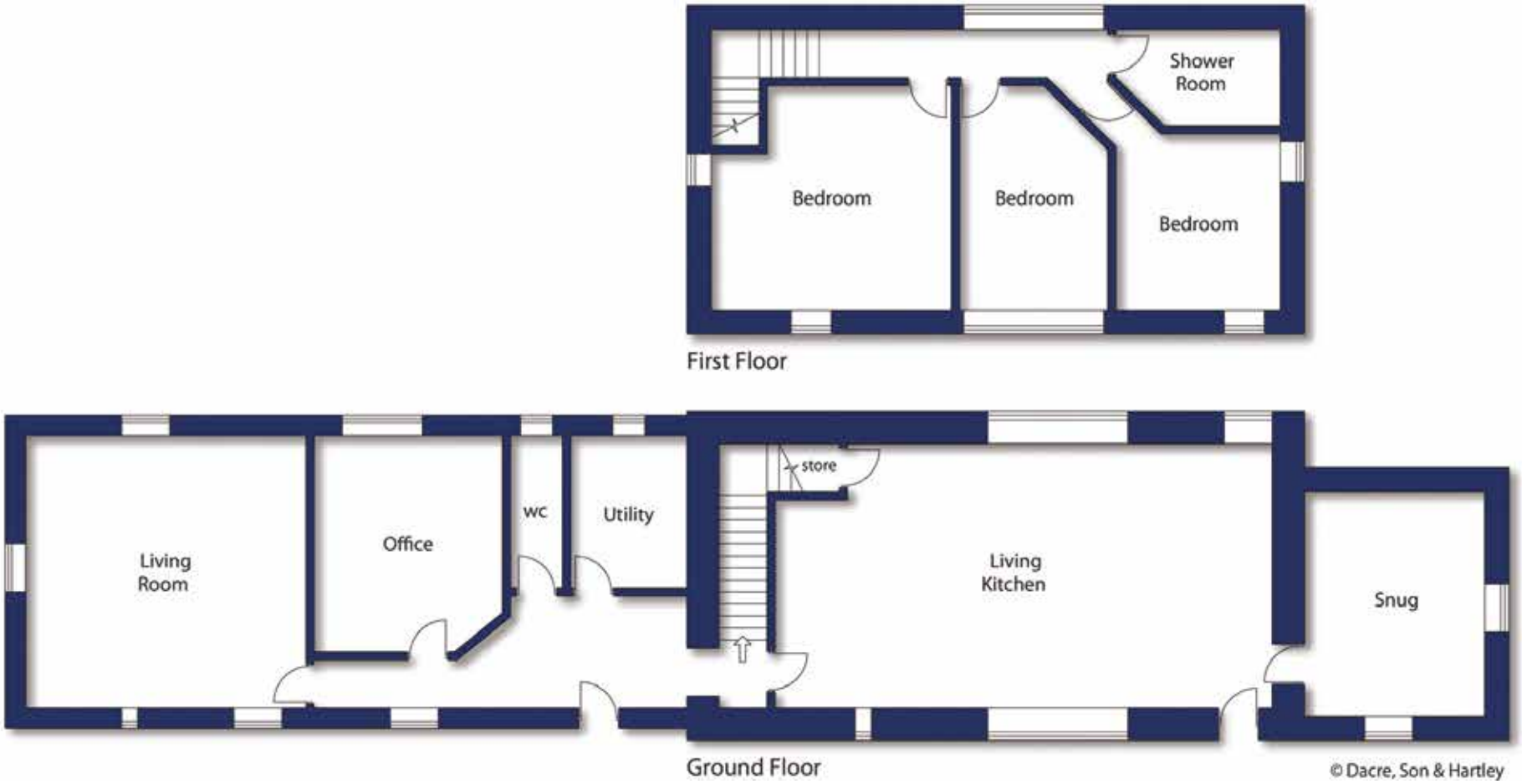




EXISITING FLOORPLAN



PROPOSED FLOORPLAN



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

AMENDED
21 March 2024

Existing Offices:



4 **North West Elevation**
1 : 100



5 **North East Elevation**
1 : 100



6 **South East Elevation**
1 : 100



7 **South West Elevation**
1 : 100



8 **Location Plan**
1 : 1250



2 **First Floor**
1 : 100



1 **Ground Floor**
1 : 100



3 **Site Plan**
1 : 200

Stores to be used domestically - No Physical Change



1 **East Elevation**
1 : 100



2 **South Elevation**
1 : 100



3 **West Elevation**
1 : 100



4 **North Elevation**
1 : 100



5 **Ground Floor**
1 : 100

Notes and Amendments:

1. No amendments without consulting Chris Robinson
2. Do not Scale
3. Party Wall Act, 1996 to be observed with written notices from adjoining owners
4. CDM Regs 2015 to be observed at all times
5. Building Control notified by contractor

Structural Engineer to check all aspects and confirm that they are acceptable

J.C ROBINSON
• Architectural Designers •
• Chartered Building Surveyors •

The Old Farrie Mill, Low Laithe, Harrogate, HG3 4BU
01423 780 184 | 07910 612 948
info@jc-robinson.co.uk | www.jc-robinson.co.uk

CLIENT:
Mr T Cockshott,
Low Barn,
Beamsley,
Skipton,
BD23 6HJ

PROPOSED:
Change of use of building offices to form live-working

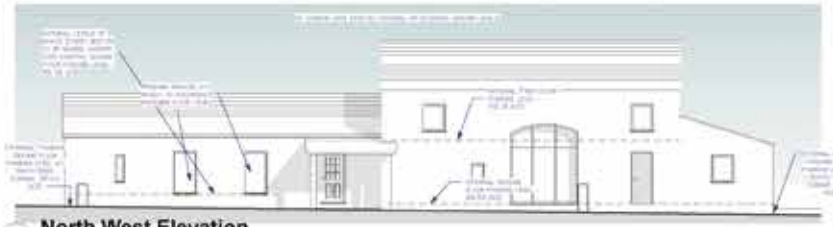
PAGE REF:
Existing drawings - Plans & Elevations

REFERENCE:	SCALE:
5160	Stated
DRAWN BY:	DATE:
James	21 / 03 / 2024

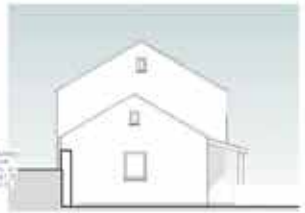
CONSTRUCTION PHASE:
Preliminary

RICS VAT Nº 724 8930 04
Registered Company Nº 10017382

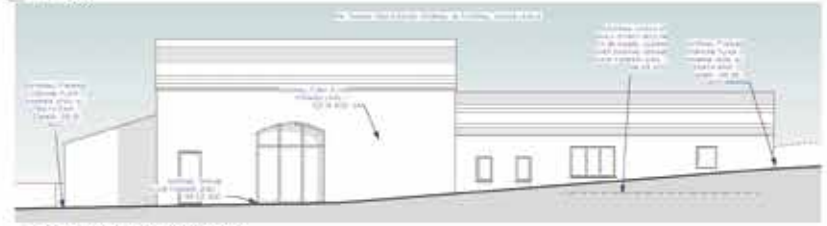
Proposed: Offices to be converted to form 1no dwelling house



4 North West Elevation
1 : 100



5 North East Elevation
1 : 100



6 South East Elevation
1 : 100



7 South West Elevation
1 : 100

AMENDED
21 March 2024



8 Location Plan
1 : 1250

Notes and Amendments:

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5. Building Control notified by contractor

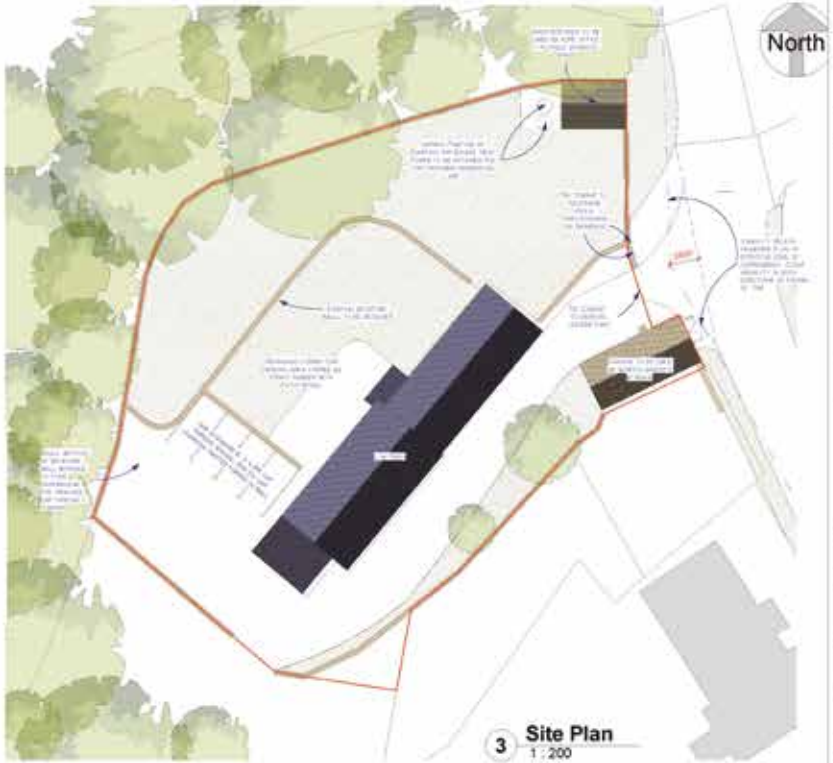
Structural Engineer to check all aspects and confirm that they are acceptable



2 First Floor
1 : 100



1 Ground Floor
1 : 100



3 Site Plan
1 : 200

Archive storage to be used domestically - No Physical Change



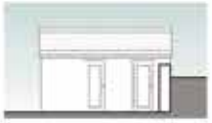
1 West Elevation
1 : 100



2 North Elevation
1 : 100



3 East Elevation
1 : 100



4 South Elevation
1 : 100



5 Ground Floor
1 : 100

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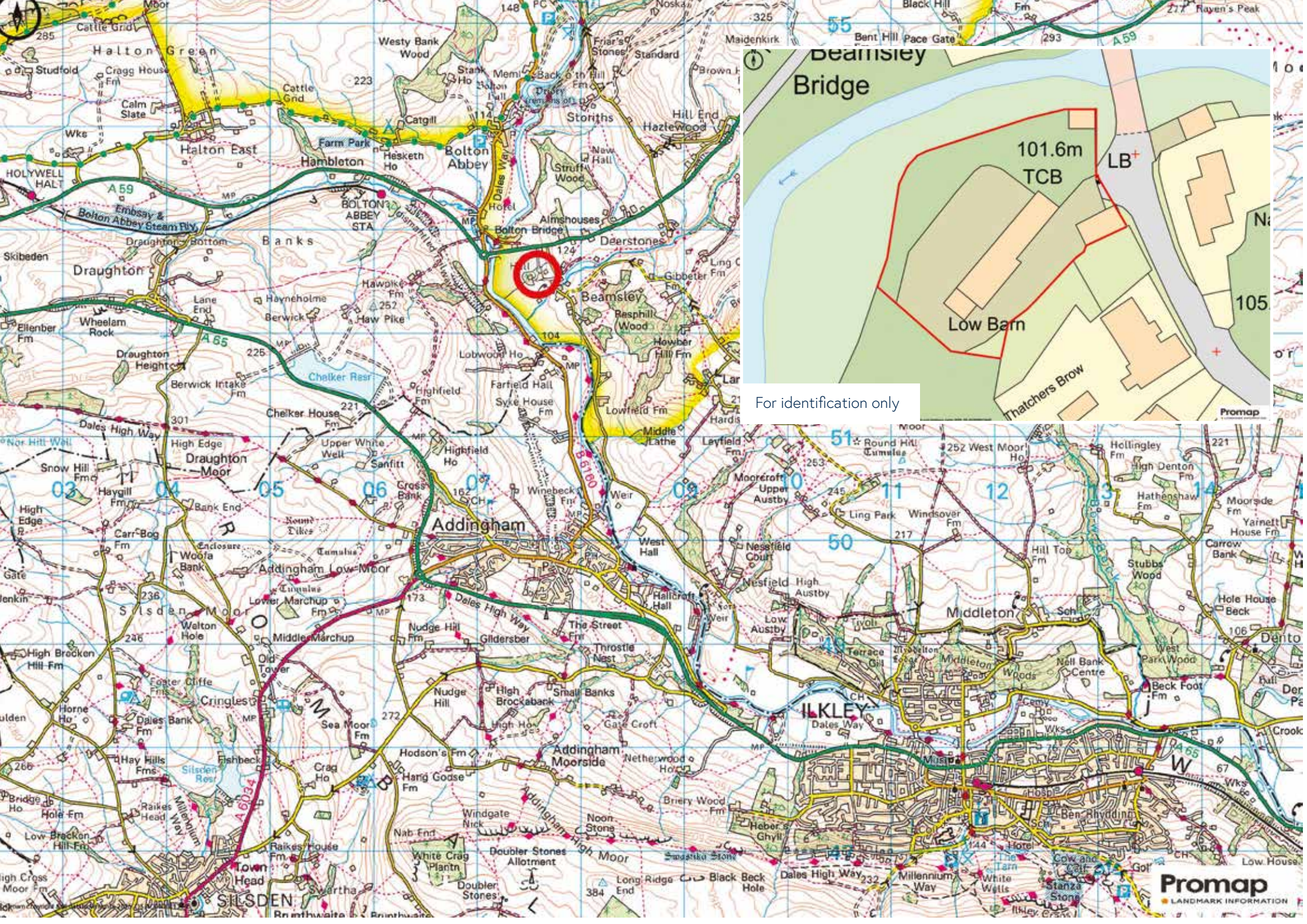
PROPOSED:
Change of use of building offices to form 1no dwelling

PAGE REF:
Proposed drawings - Plans & Elevations

REFERENCE: 5160
SCALE: Stated
DRAWN BY: James
DATE: 21 / 03 / 2024

CONSTRUCTION PHASE:
Preliminary

RICS


Beamsley Bridge
101.6m
TCB
LB
Low Barn
Thatchers Brow
Promap
For identification only
Addingham
ILKLEY
SILSDEN
Middleton
Beamsley
Draughton
Halton Green
Halton East
Bolton Abbey
Addingham Moorside
Addingham Low Moor
Addingham High Moor
Silsden Moor
Dales High Way
Millennium Way
Promap
LANDMARK INFORMATION

Agents Notes

Title
Low Barn is accessed by a tarmacadam driveway off Low Field Lane by a private driveway, over which the vendor and successors in title will retain a right of way to access the land to the south. Formal details will be provided in the conveyance pack.

Services
Mains electricity, water and drainage are installed.

The premises are currently heated via air source heat pumps.

Council Tax
The Yorkshire Dales National Park Authority.

The property is not yet assessed for domestic council tax and is subject to business rates.

Business Rates
Rateable Value £24,500.
Standard Non Domestic Multiplier 2024/25: 49.9p
N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Internet & Mobile Coverage:
The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

Flooding
Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low. Rivers & the Sea - Very low. Groundwater - Flooding from groundwater is unlikely in this area. Reservoirs - There is a risk of flooding from reservoirs in this area.

Planning
Full planning permission was granted for change of use from office space (A2/B1), to form one dwelling house by virtue of a consent dated the 25th March 2025.

The planning permission is subject to conditions and is subject to a section 106 legal agreement dated 11th February 2025 which "restricts the occupancy of the dwelling hereby approved to a holiday let or local occupancy dwelling as set out in appendix 5 of the Yorkshire Dales local plan (20015 – 2030)."

Copies of the planning documents including the grant of consent and the section 106 agreement, as well as plans submitted as part of the application process are available to view at dacresyorkshire.co.uk/LowBarn

Please contact us for a password to access the protected information.

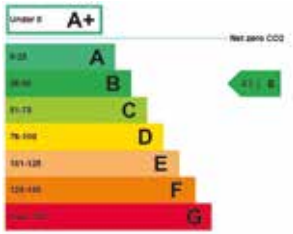
The planning approval was sought and obtained by JC Robinson Architectural Designers, The Old Twine Mill, Low Lathe, Harrogate HG3 4BU. Their office number is 01423 780 184 and their e-mail info@jc-robinson.co.uk

NB. Location plan and site plan for identification purposes only.

Please note
If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements.

Buyer Anti Money Laundering Checks
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/ commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.



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EST. 1820

Patrick McCutcheon 01943 600655