

**Residential Development Opportunity  
Low Farm Barns  
Thorpe Underwood  
YO26 9SR**



**A fantastic development opportunity to acquire two substantial Grade II listed barns with planning permission and listed building consent granted for conversion into two individual family houses, occupying a lovely country setting on the northern edge of this small village, between Boroughbridge and Green Hammerton and with excellent accessibility to Harrogate, York and A1(M).**

**Guide Price £950,000**

**T: 01423 523423**

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[carterjonas.co.uk](http://carterjonas.co.uk)

## GENERAL COMMENTS

Development opportunities of this nature are few and far between.

Low Farm Barns currently comprises 2 traditional Grade II listed barns. Planning permission and listed building consent was granted in March 2024 for the conversion, alteration and extension of 1 Grade II listed barn and 1 curtilage listed barn into 2 residential dwellings.

- Planning application reference number – ZC23/04488/FUL
- Listed building consent reference number – ZC23/04489/LB

The planning process was overseen by Tom Bromet at Donald Insall Associates in York, Chartered Architects and Historic Building Consultants. The public access system (planning portal) for Harrogate Borough Council planning application documents contains a full record of the documents submitted including a heritage, design and access statement which provides a comprehensive overview.

The site area extends to almost 1.25 acres (0.51ha). Additional land may be available by separate negotiation.

Mains electricity and water are available but will need spurring off from the existing supply to the farmhouse. Sewerage treatment plants are to be installed for each of the barns.

The vendor will assume the responsibility to remove the roundhouse barn which is located to the east of Barn 2.

## LOCATION

The barns occupy an idyllic country setting, just to the north of the village, accessed via a long private driveway which is shared with Low Farmhouse. Thorpe Underwood is a small rural village with excellent accessibility. Everyday facilities are available in neighbouring villages with more extensive facilities in Boroughbridge, Knaresborough, Harrogate and York. There is nearby access to the A59 and A1(M) for those looking to travel further afield and there are local railway stations in the nearby villages of Cattal and Kirk Hammerton operating frequent services to York, Harrogate and Leeds.

## VIEWING

All viewings are to be arranged strictly through Carter Jonas – 01423 523423

## DIRECTIONS - YO26 9SR

From Harrogate proceed on the A59 towards York and just before Green Hammerton village turn left onto B6265 towards Boroughbridge. After approximately 1½ miles take the turning right to Thorpe Underwood/Queen Ethelburga's College and pass the school on the right. Continue out of the village for about ¼ mile and the access to the barns is on the right marked Low Farm.

**Please note, if using Satnav the post code directs you down to the neighbouring properties and Low Farm is the next turning on the right coming out of the village.**









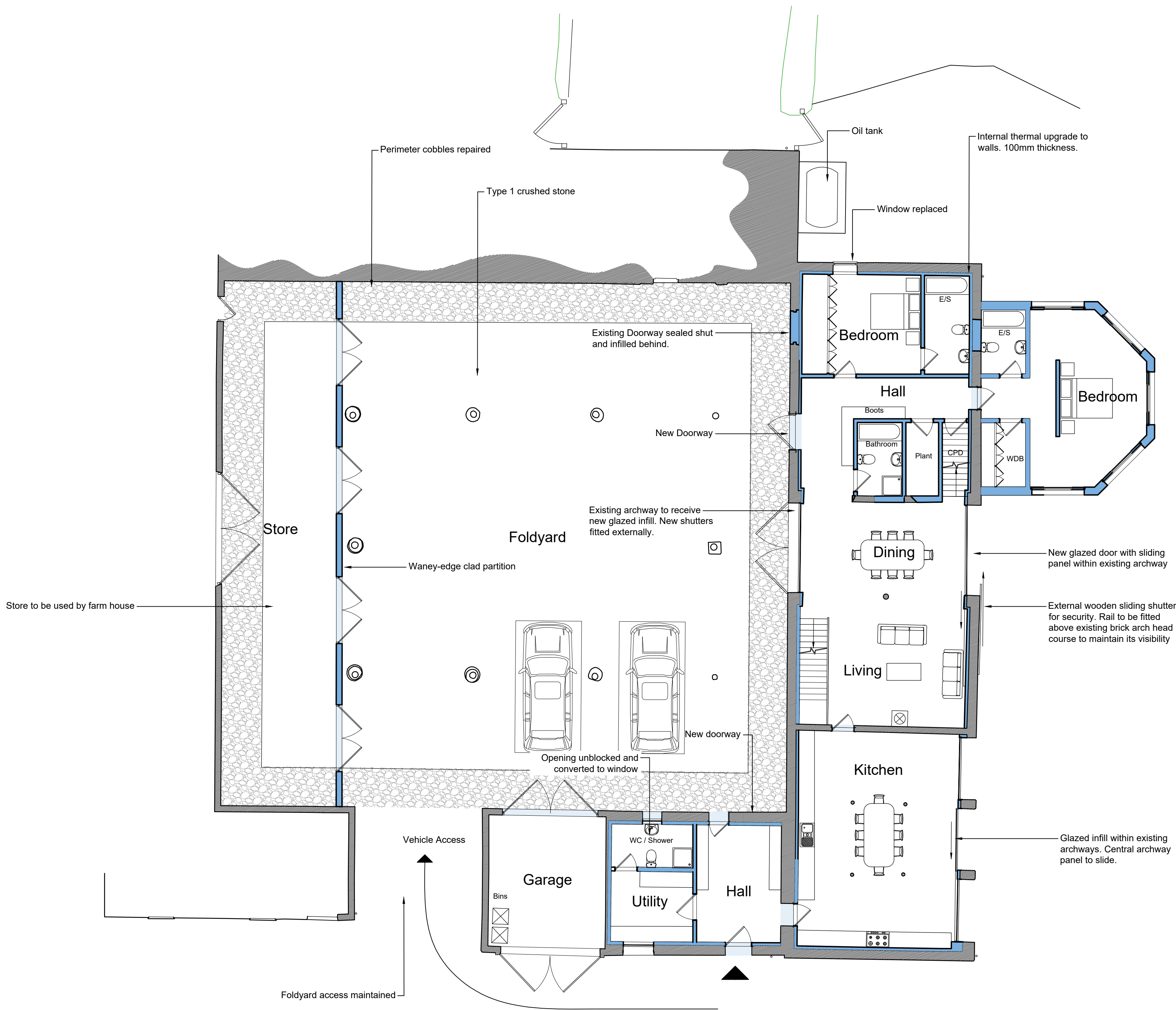




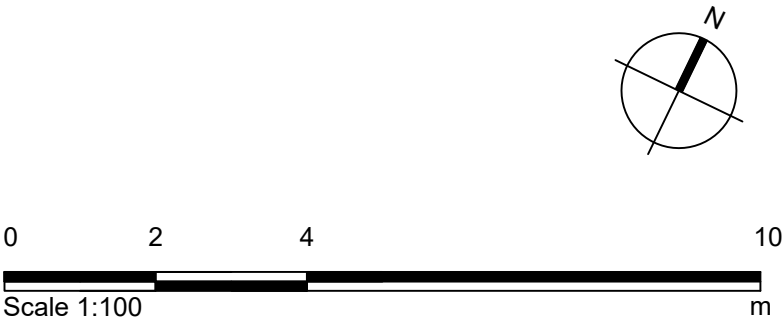


NOTES

- Drawing based on survey by others.
- For discussion/outline costing only, do not use for construction.
- Indicative furniture layout only.
- Fire compartmentation required between all floors and new walls. Assume that fire separation is to be applied in void of new ceiling build-ups - Building fabric/ structure to be investigated to confirm.
- All rooms require full decoration following repair works listed on condition drawing set. See all drawings by Donald Insall Associates for reference.



01  
2001 Ground Floor Plan  
As Proposed



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Drawing Status  
F Feasibility  
S Sketch Design  
P Planning  
B Building Control  
D Developed Design  
M Measurement  
T Tender  
C Construction  
R Record

Rev	Date	Dwn	Auth	Revision
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1	20-10-23	CJS	TOB	Amendments made as per client discussion
0	29-09-23	CJS	TOB	Initial Issue

Rev	Date	Dwn	Auth	Revision
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Low Farm Barns

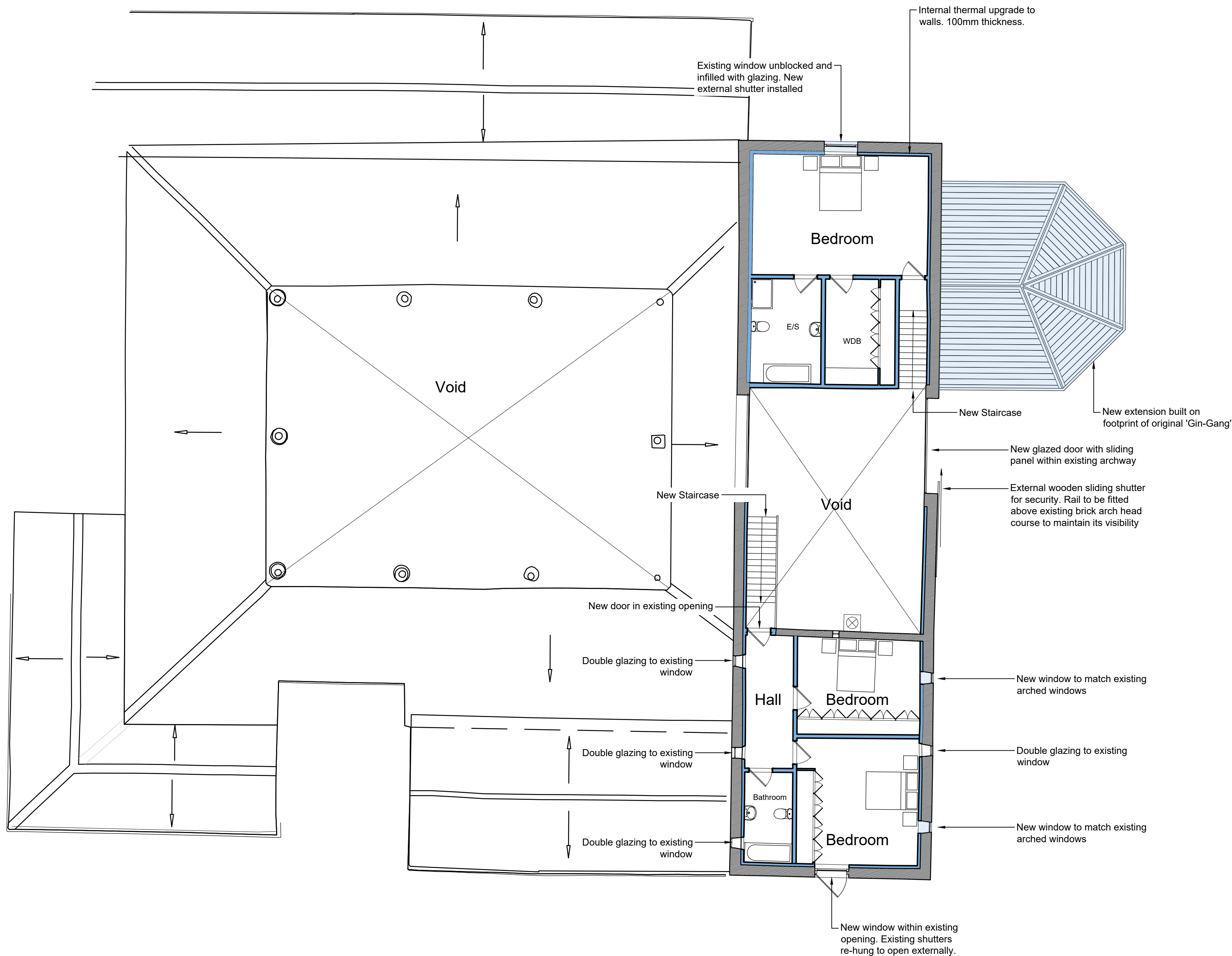
Barn 1 Ground Floor Plan  
As Proposed

Project	YLF01	No	2000
Scale (A1)	1:100	Status	3P
		Revision	1

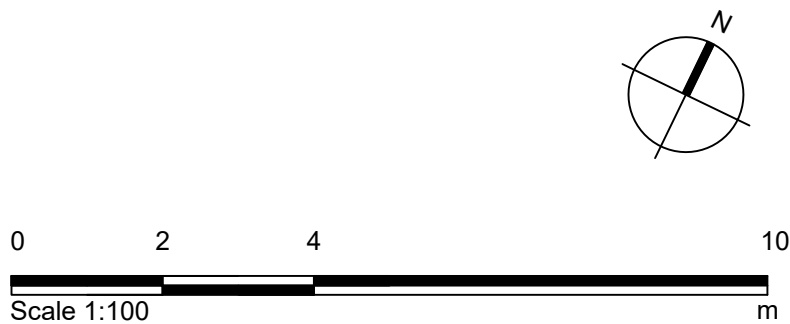


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01  
2001 First Floor Plan  
As Proposed



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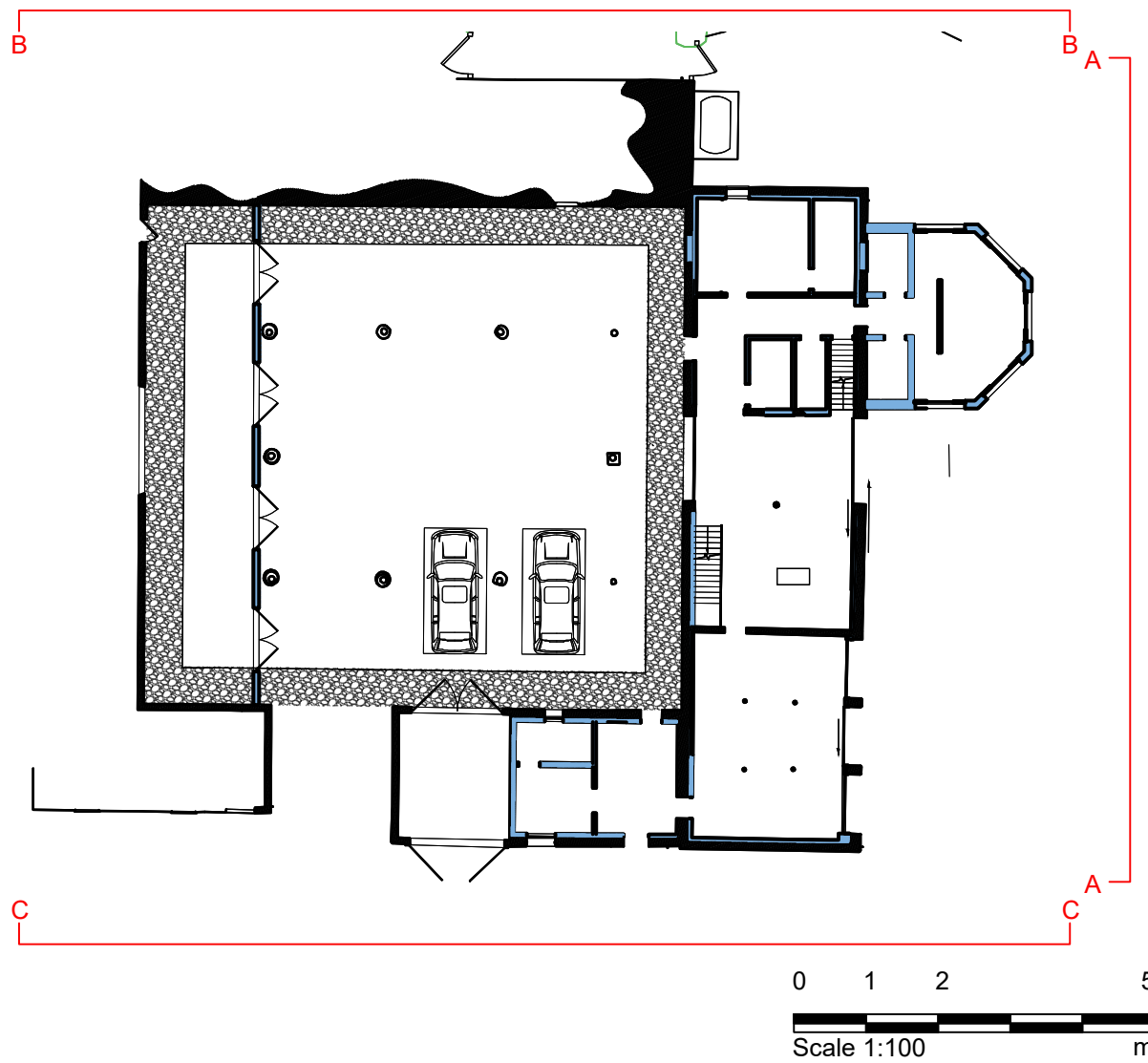
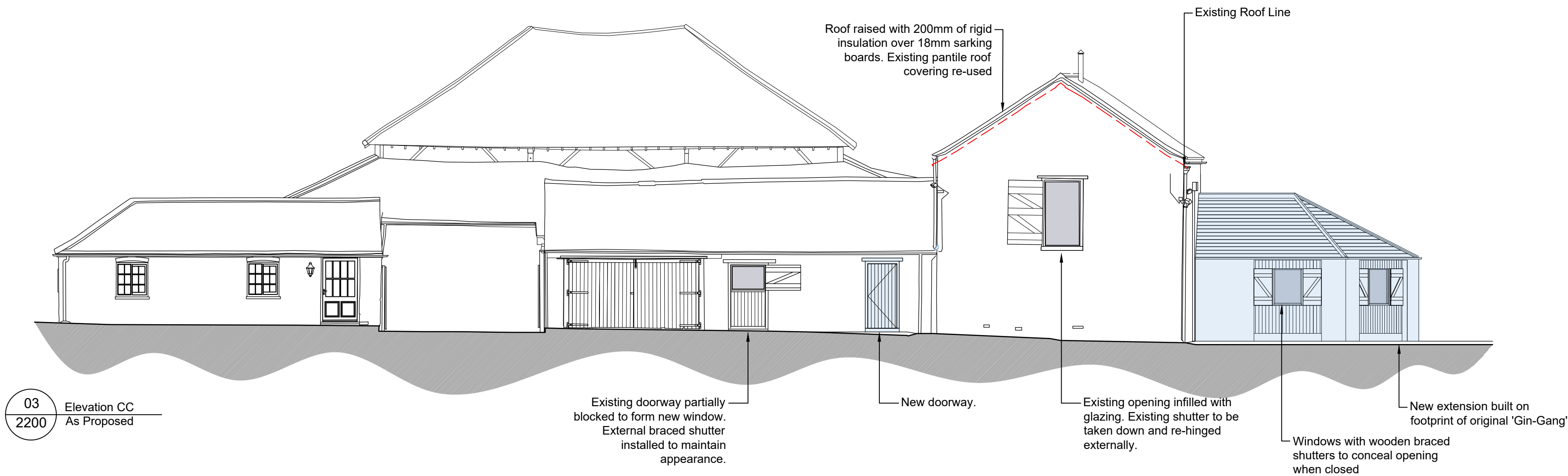
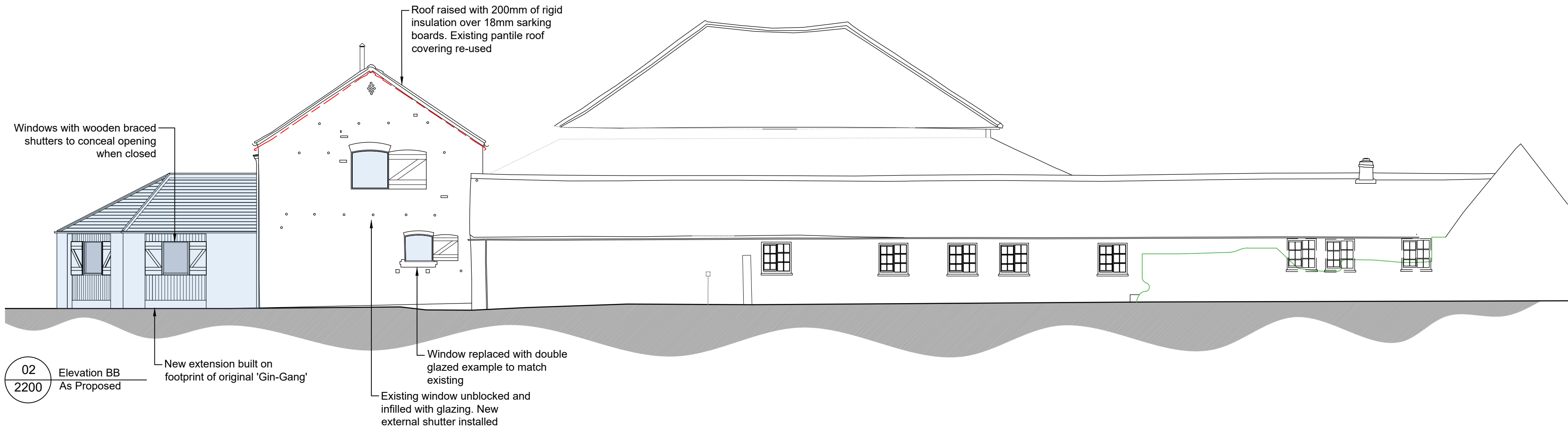
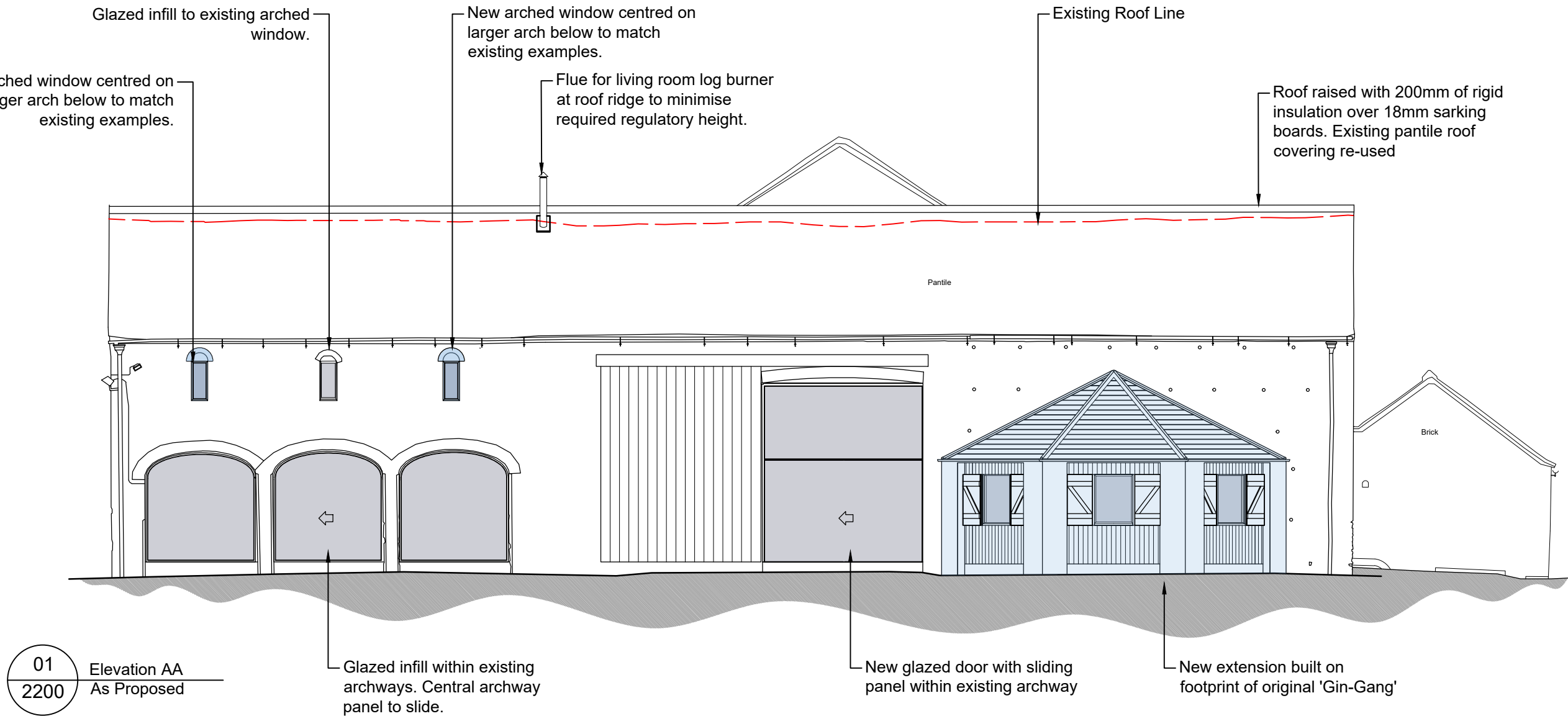
Low Farm Barns

Barn 1 First Floor Plan  
As Proposed

Project	YLF01	No	2001
Scale (A1)	1:100	Status	3P
		Revision	0



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Low Farm Barns

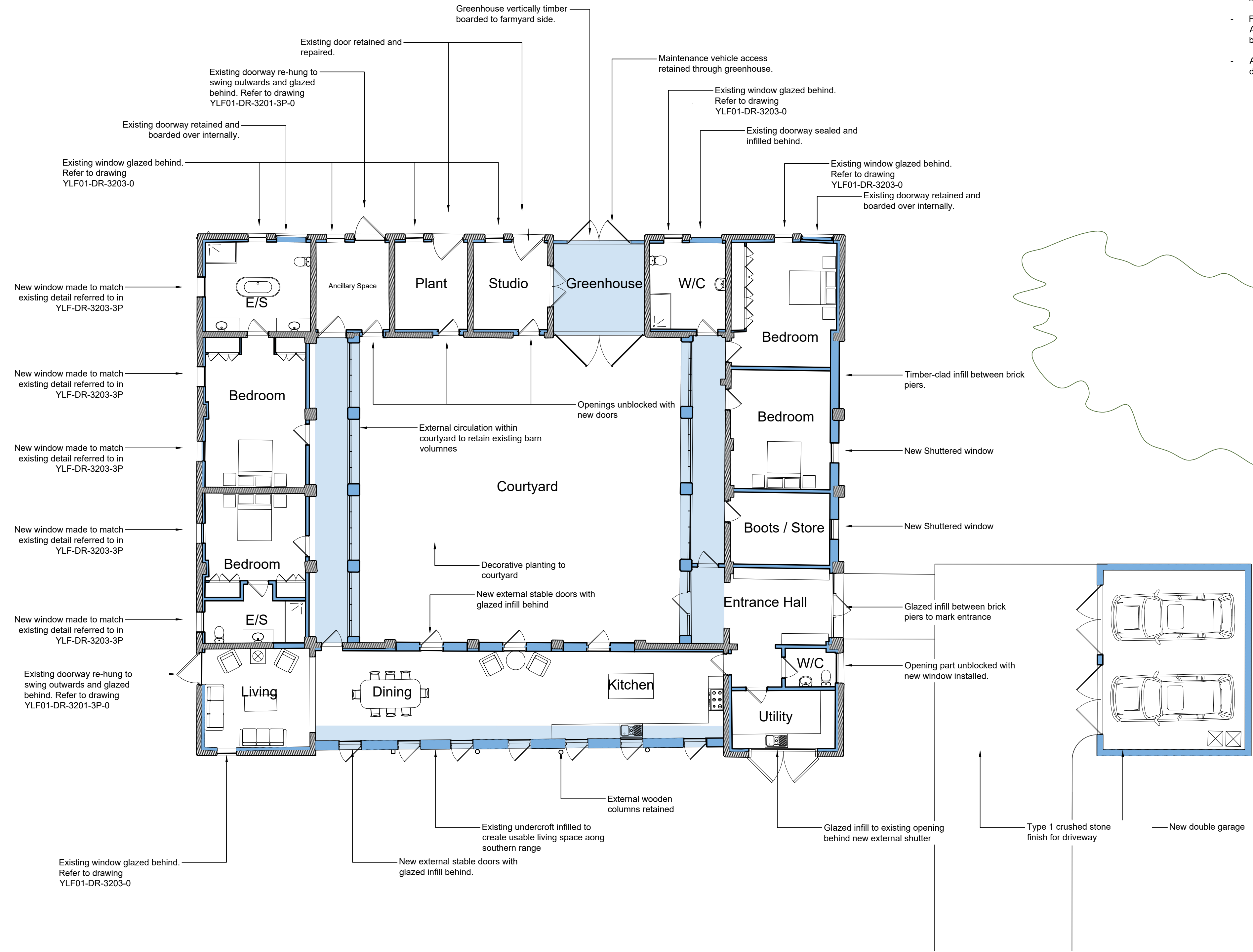
Barn 1 Elevations  
As Proposed

Project	No	
YLF01	2200	
Scale (A1)	Status	Revision
1:100	3P	0

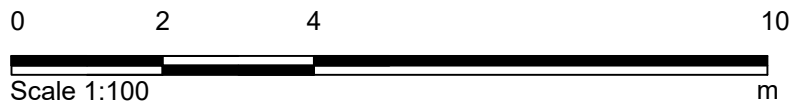
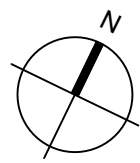


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01  
2003 Ground Floor Plan  
As Proposed



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1 18-10-23 CJS TOB Amendments as per client discussion  
0 06-10-23 CJS TOB Initial Issue

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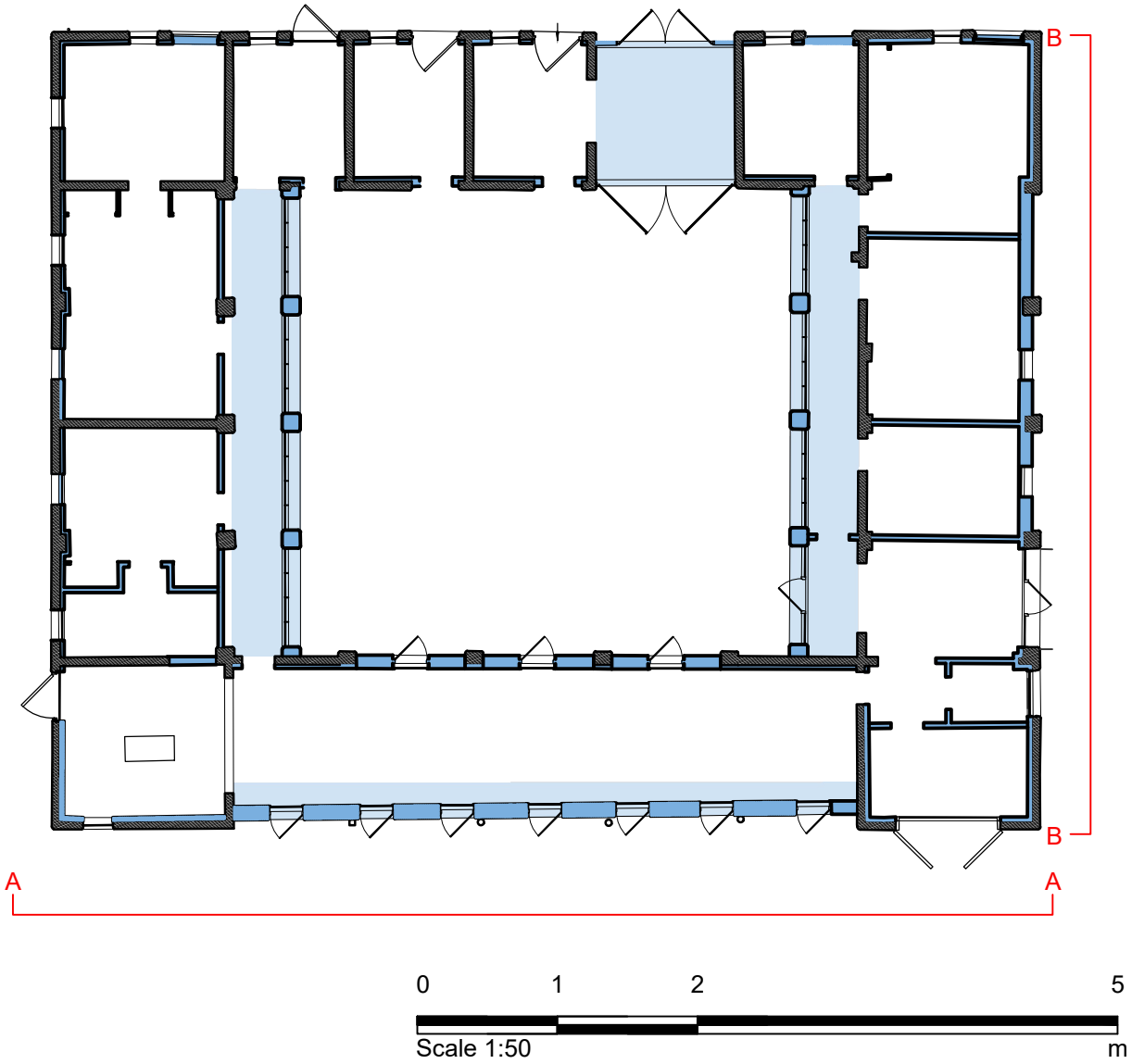
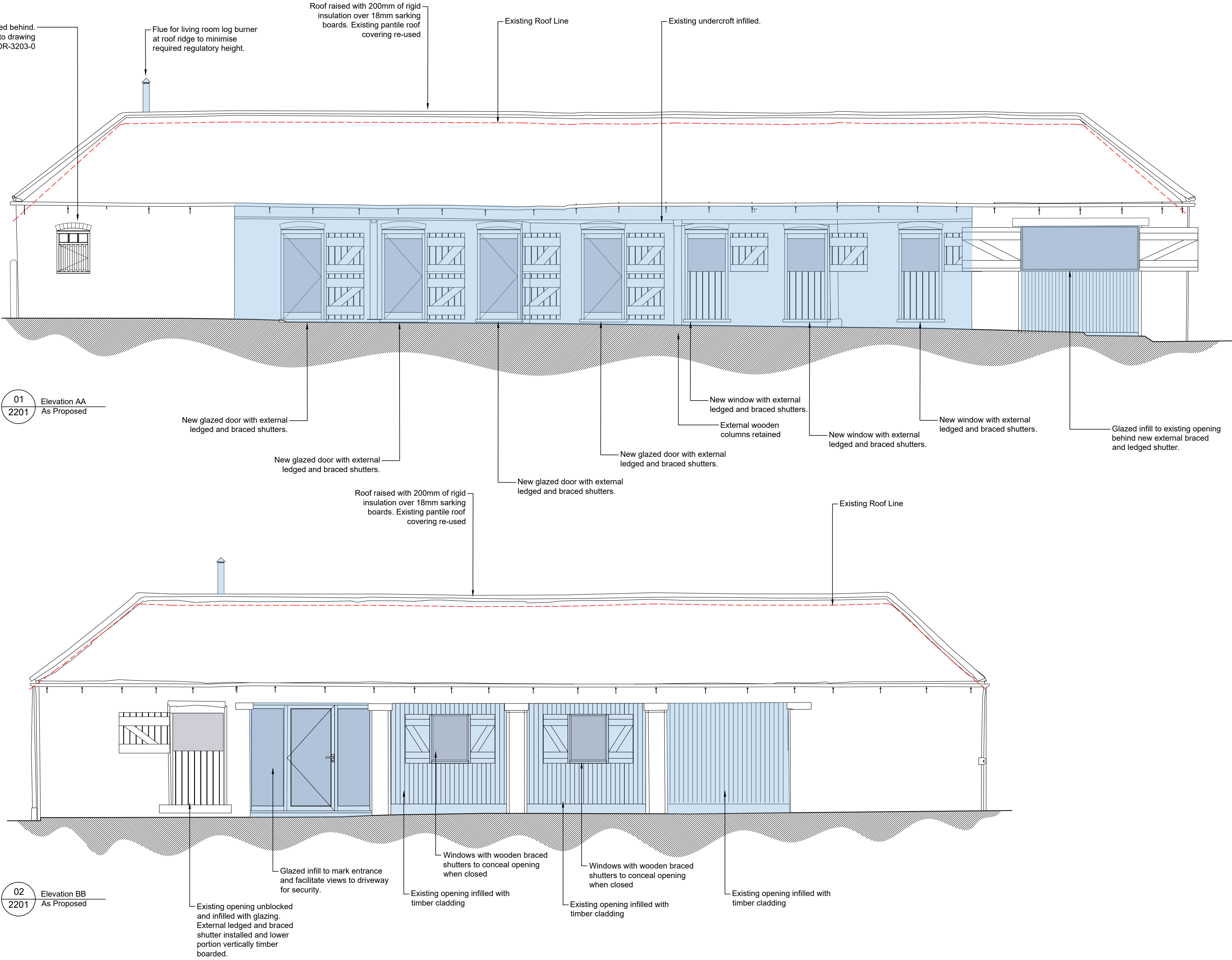
Low Farm Barns

Barn 2 Ground Floor Plan  
As Proposed

Project	YLF01	No	2003
Scale (A1)	1:100	Status	3P
		Revision	1



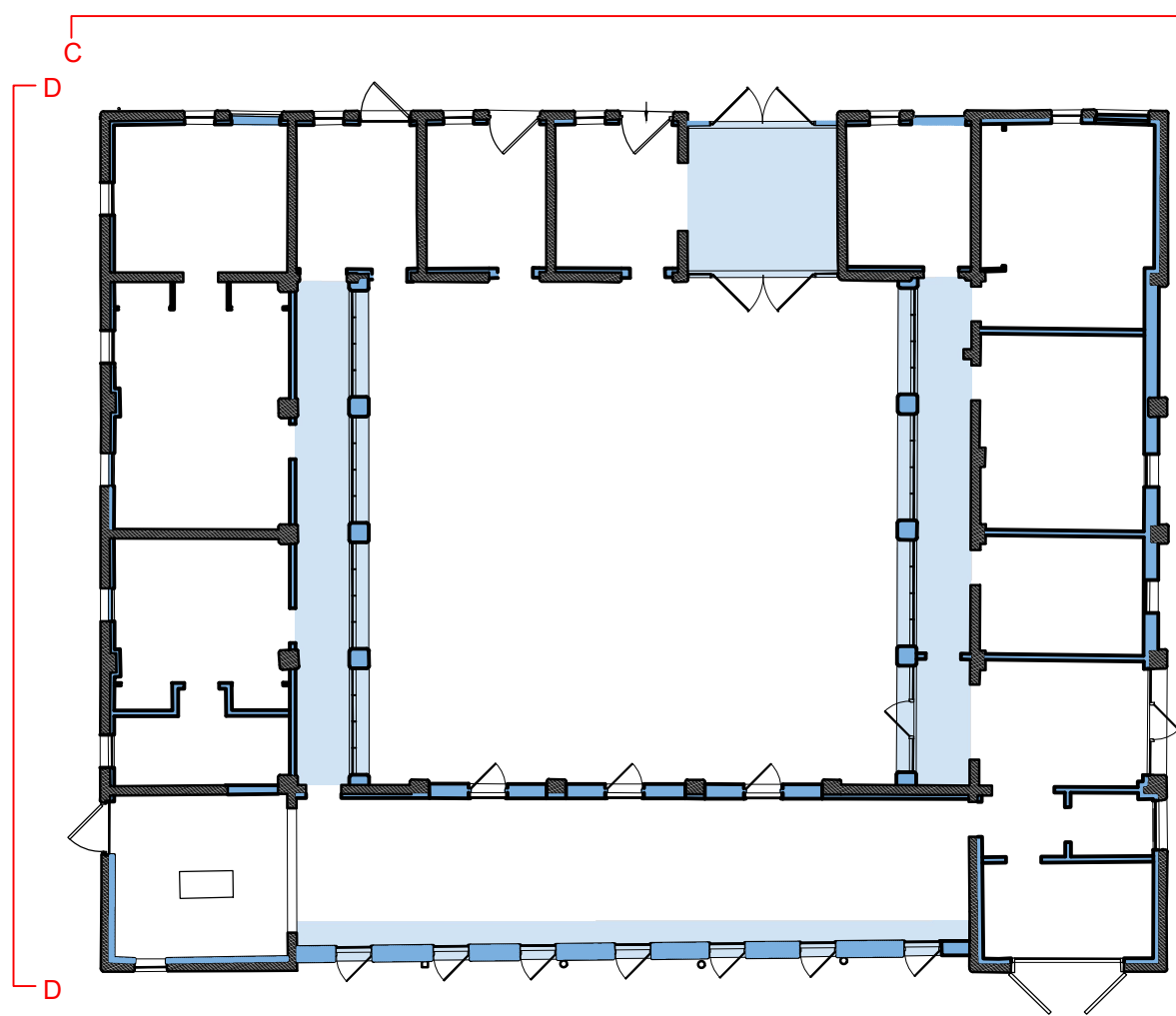
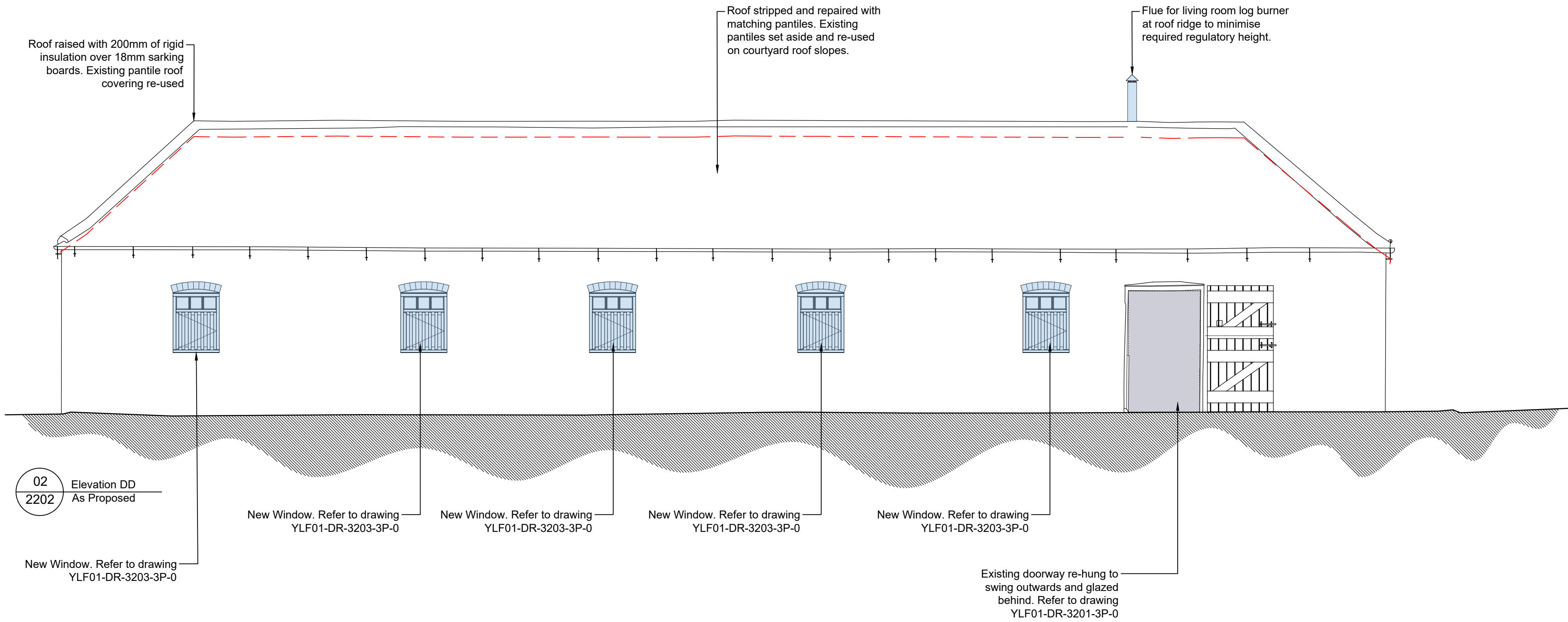
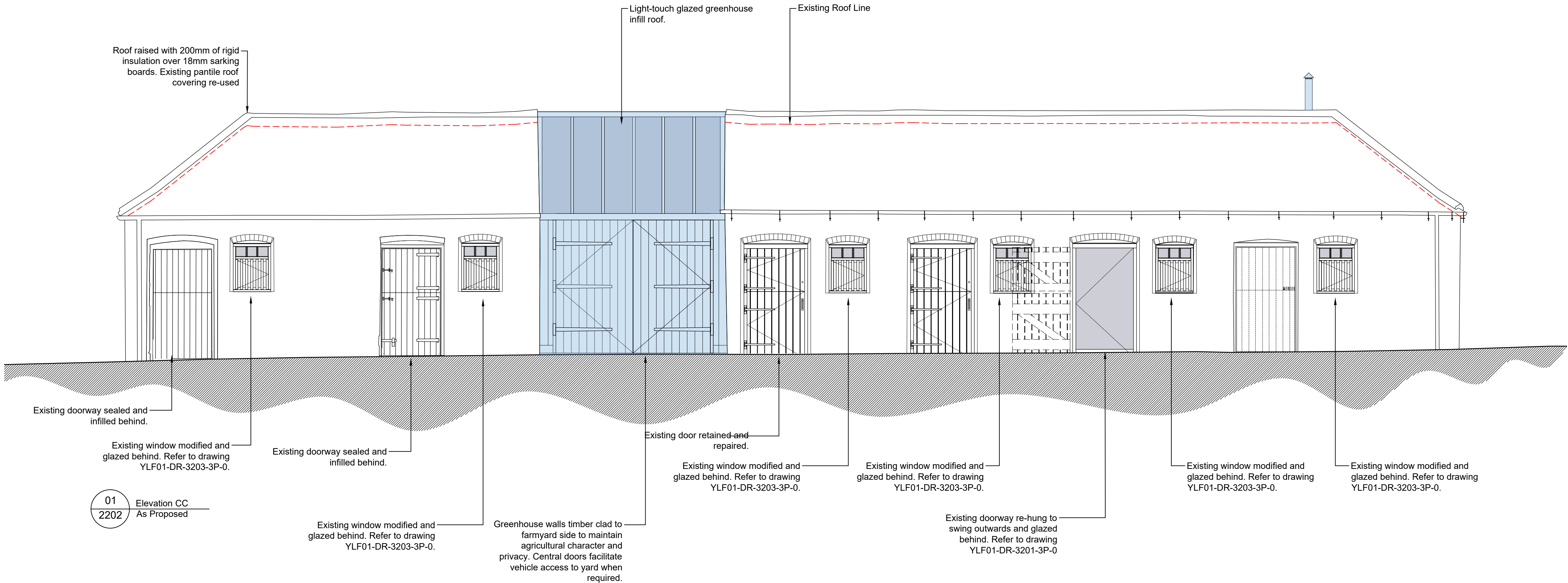
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Scale 1:50 m

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Low Farm Barns

Barn 2 Elevations  
As Proposed

Project	No	
YLF01	2202	
Scale (A1)	Status	Revision
1:50	3P	0