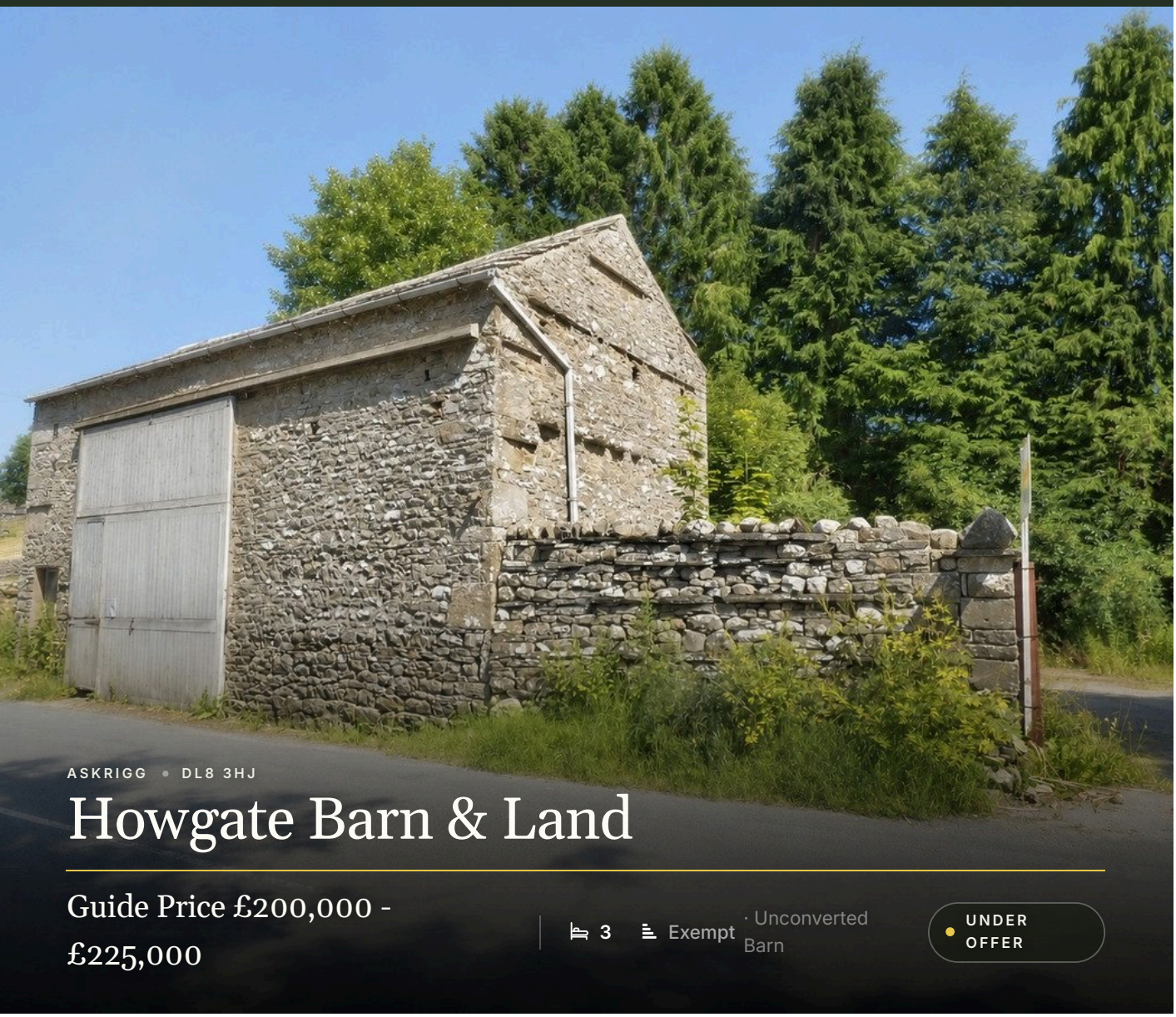
J.R. HOPPER & Co. Est. 1886



ASKRIGG • DL8 3HJ

Howgate Barn & Land

Guide Price £200,000 - £225,000

3 | Exempt · Unconverted Barn

UNDER OFFER

AT A GLANCE

- Detached Barn With Planning Permission
- Quiet Location With Lovely Far Reaching Views
- 2.5 Acres Of Land
- Modern, High Spec Plans
- 3 Bedrooms
- Off Street Parking
- Popular All Creatures Great & Small Village
- Local Occupancy Or Holiday Use

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Detached Barn With Planning Permission

Howgate Barn sits on the edge of Askrigg where there are views and lovely walks in all directions from the doorstep.

Askrigg is a picturesque village with its ancient market cross, notable church and cobbled central 'green'. It has a primary school, good general store, delicatessen, and gift shop, as well as 3 good pubs, a number of B&B's and an excellent community life. The village is also famous for its Herriot connections, being the village where the series All Creatures Great & Small was filmed.

Howgate Barn offers a unique opportunity to create your dream home with the benefit of full planning and a section 106 already in place meaning the property can be used for either local occupancy or holiday use only.

https://planning.agileapplications.co.uk/yorkshiredales/appli details/40416

Internally this 17th century barn has high vaulted ceilings, a concrete floor, an open-plan layout and a mezzanine that overlooks the spacious main area.

The property also comes with two and a half acres of land along with a spacious yard which can be used as parking for a number of vehicles.

This property could make a spacious family home, a weekend retreat, or an investment project, this barn offers incredible potential don't miss out on this rare opportunity.

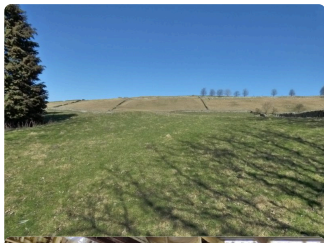
> *"Quiet Location With Lovely Far Reaching Views*

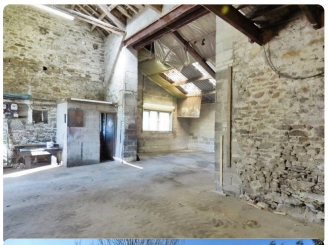
J.R. Hopper & Co. is a trading name for J.R. Hopper & Co. (Property Services) Limited Registered: England No. 3438347.
Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

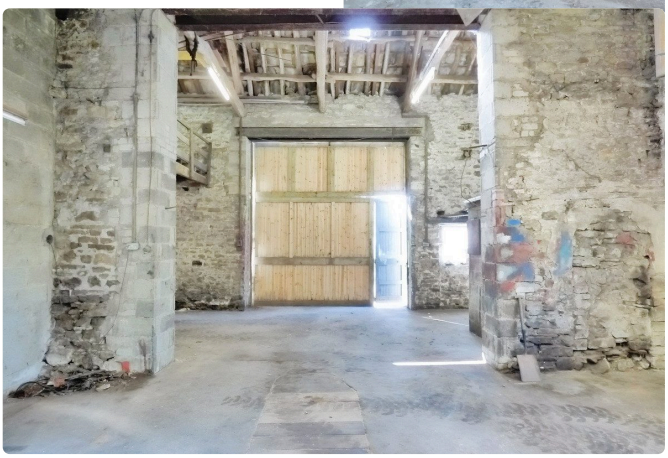
GALLERY

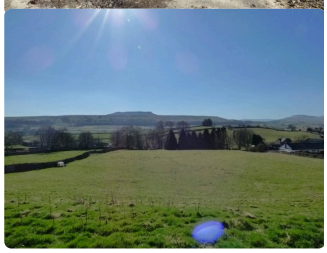
Every room, inside and out









REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Howgate Barn & Land properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 PROPERTY DETAILS

The Barn

This 17th century barn has been well maintained and has had a rear extension added.

Services

Power, light and mains water.

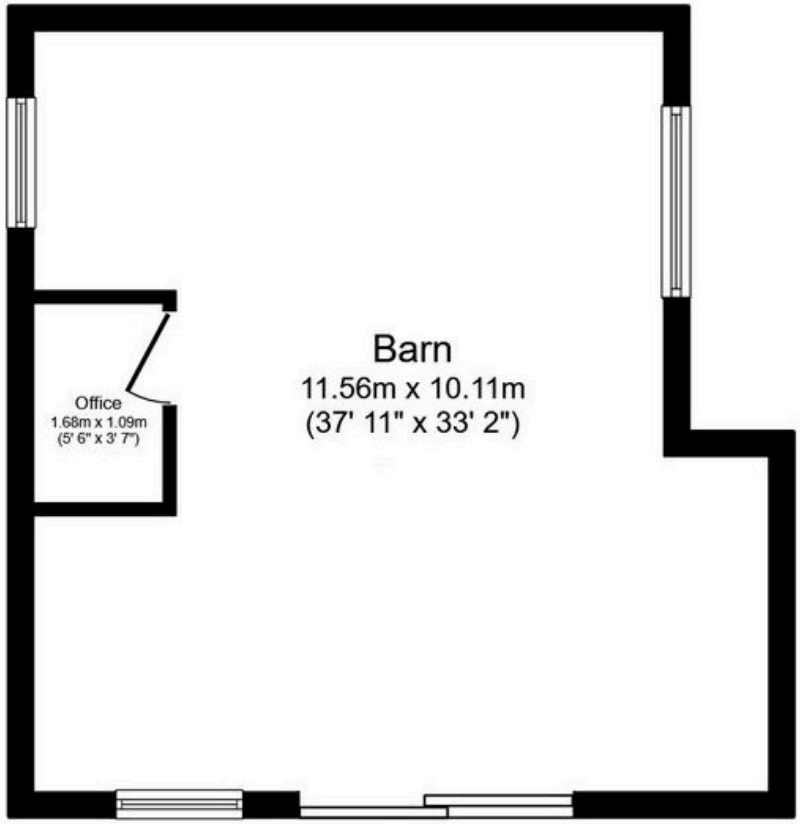
02 AGENTS NOTES

Connected Person

One of the sellers is related to a staff member of J.R. Hopper & Co.

> *2.5 Acres Of Land*

Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.



Floor Plan

Floor area 36.1 m² (389 sq.ft.)

TOTAL: 36.1 m² (389 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



Peter Harrison Architects T. 01756 748507 M. 07841 860027
8 Craiglands Gardens Ilkley LS29 8UX

'The Garage' Askrigg — Abraham, Peacock, Sharples

Proposed first floor plan and elevations and section

SCALE		DRWG. NO	REV
1:50 @ A1	June 2024	062402-05	B

DO NOT SCALE FROM THIS DRAWING. FIGURED DIMENSIONS ONLY ARE TO BE USED. THIS DRAWING IS THE SOLE COPYRIGHT OF PETER HARRISON ARCHITECTS.

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.

AMENDED
24/10/2024

KEY

Proposed tree planting to comprise hawthorn, mountain ash, field maple, downy birch, alder (feathered whips)

Proposed shrub planting to comprise 33% evergreen holly, and the balance comprising hazel and blackthorn

Planting Schedule: 2024 proposal

Species	Common name	No.	Spacing (centres)	Density/no./m²	Age	Root	Height	Notes
Tree Mix								
Crataegus monogyna	Hawthorn	15	2m	0.3	1+1	BR	60-80	Planted in groups 3-5
Sorbus aucuparia	Mountain Ash	15	2m	0.3	1+1	BR	60-80	Planted in groups 3-5
Acer campestre	Field maple	15	1.5m	0.44	1+1	BR	60-80	Planted in groups 3-5
Betula pubescens	Downy birch	15	1.5m	0.44	1+1	BR	60-80	Planted in groups 3-5
Shrub Mix 2024 proposal								
Species	Common name	%	Spacing (centres)	Density/no./m²	Age	Root	Height	Notes
Corylus avellana	Hazel	33%	1.5m	0.44	1+1	BR	60-80	Planted in groups 5-7
Ilex aquifolium	Holly	33%	1.5m	0.44	1+1	BR	40-60	Planted in groups 5-7
Prunus spinosa	Blackthorn	33%	1.5m	0.44	1+1	BR	60-80	Planted in groups 5-7

Planting

Trees and shrubs to be planted at any time during the dormant season (late October to late March), following the completion of the development, except during frosty weather.

Generally all trees should be barerooted or rootballed and should be feather whips, transplants, or standard trees, depending on the initial effect required for planting. The use of containerised plants is only advocated where planting out of season is unavoidable.

All planting should be in accordance with BS4428, 3936, and 5837.

Establishment

Feathered whips and transplanted trees should generally be planted with 1.2m high tree shelters or, where necessary, spiral rabbit guards.

To reduce weed competition and water loss the soil is to be mulched with bark or wood chippings, bitumen or polythene mats of polythene sheeting.

On all open ground, or for bare rooted trees, peat free tree and shrub planting compost should be incorporated into the back fill for each tree hole.

The roots of all trees and shrubs should be kept moist at all times during handling and planting, and be well watered after firming in.

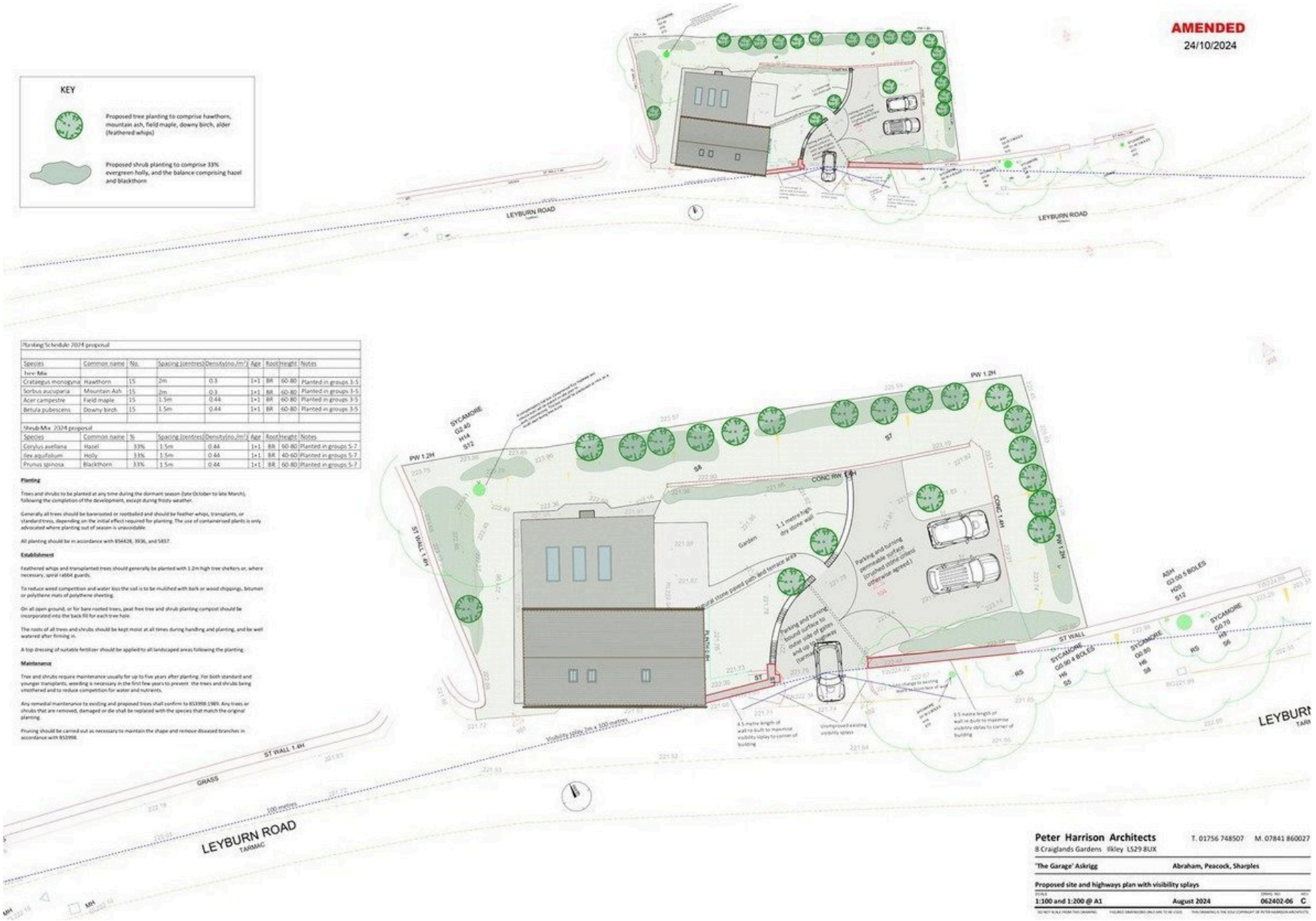
A top dressing of suitable fertilizer should be applied to all landscaped areas following the planting.

Maintenance

Tree and shrubs require maintenance usually for up to five years after planting. For both standard and younger transplants, weeding is necessary in the first few years to prevent the trees and shrubs being smothered and to reduce competition for water and nutrients.

Any remedial maintenance to existing and proposed trees shall confirm to BS3998:1989. Any trees or shrubs that are removed, damaged or die shall be replaced with the species that match the original planting.

Pruning should be carried out as necessary to maintain the shape and remove diseased branches in accordance with BS3998.



Peter Harrison Architects
8 Craiglands Gardens Ilkley LS29 8UX
T. 01756 748507 M. 07841 860027

'The Garage' Askrigg	Abraham, Peacock, Sharples
Proposed site and highways plan with visibility splays	
SCALE: 1:100 and 1:200 @ A1	August 2024
DRWG. NO.: 062402-06	REV.: C

DO NOT SCALE FROM THIS DRAWING. FIGURED DIMENSIONS ONLY ARE TO BE USED. THIS DRAWING IS THE SOLE COPYRIGHT OF PETER HARRISON ARCHITECTS.

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.