

**Residential Development Opportunity  
Barn 1, Low Farm Barns  
Thorpe Underwood  
YO26 9SR**



**A fantastic development opportunity to acquire a substantial Grade II listed barn with planning permission and listed building consent granted for conversion into an individual family home, 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 £575,000**

**T: 01423 523423**

Regent House, 13-15 Albert Street, Harrogate HG1 1JX  
E: [harrogate@carterjonas.co.uk](mailto:harrogate@carterjonas.co.uk)

[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.

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 barn occupies 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**

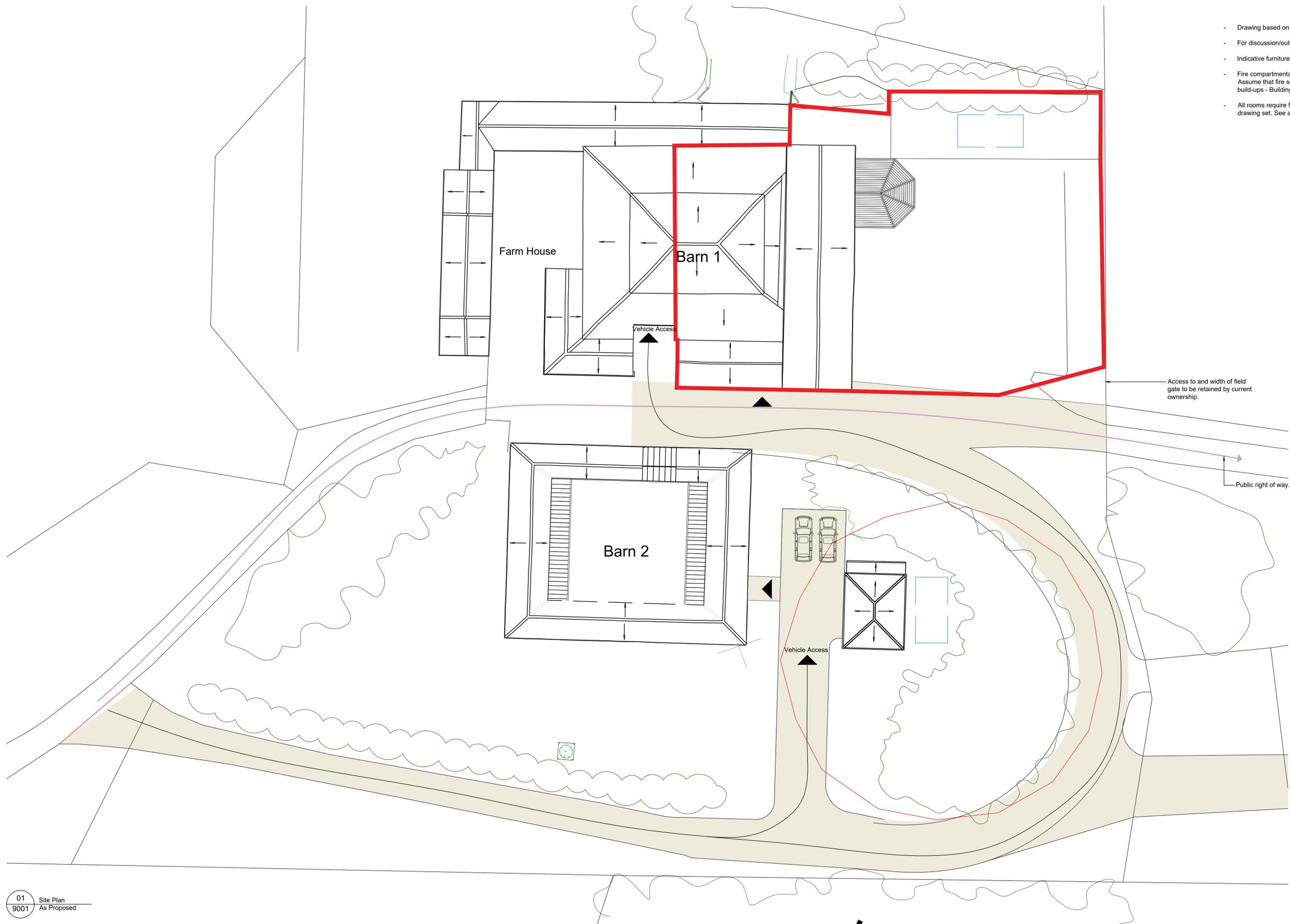
From Harrogate proceed on the A59 towards York and just before Green Hammerton village turn left onto B6265 towards Boroughbridge. After approximately 1½ miles take the turning right to Thorpe Underwood/Queen Ethelburga's College and pass the school on the right. Continue out of the village for about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

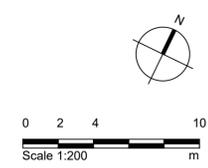




- Drawing based on survey by others.
- For discussion/outline costing only, do not use for construction.
- Indicative furniture layout only.
- Fire compartmentation required between all floors and new walls. Assume that fire separation is to be applied in void of new ceiling build-ups - Building fabric/ 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 Site Plan  
9001 As Proposed



**Notes**

1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
2. Where colours other than black or grey are used, the drawing must be plotted in colour.
3. For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
4. Unless otherwise indicated, all dimensions are in millimeters.
5. All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
6. In the event of any discrepancy, please contact us immediately.
7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
8. These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately.
9. Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file.

Rev	Date	Dwn	Auth	Revision

Rev	Date	Dwn	Auth	Revision
0	09-07-2025	CJS	TOB	Barn 1 Sales Boundary

**Donald Insall Associates**  
Chartered Architects and Historic Building Consultants

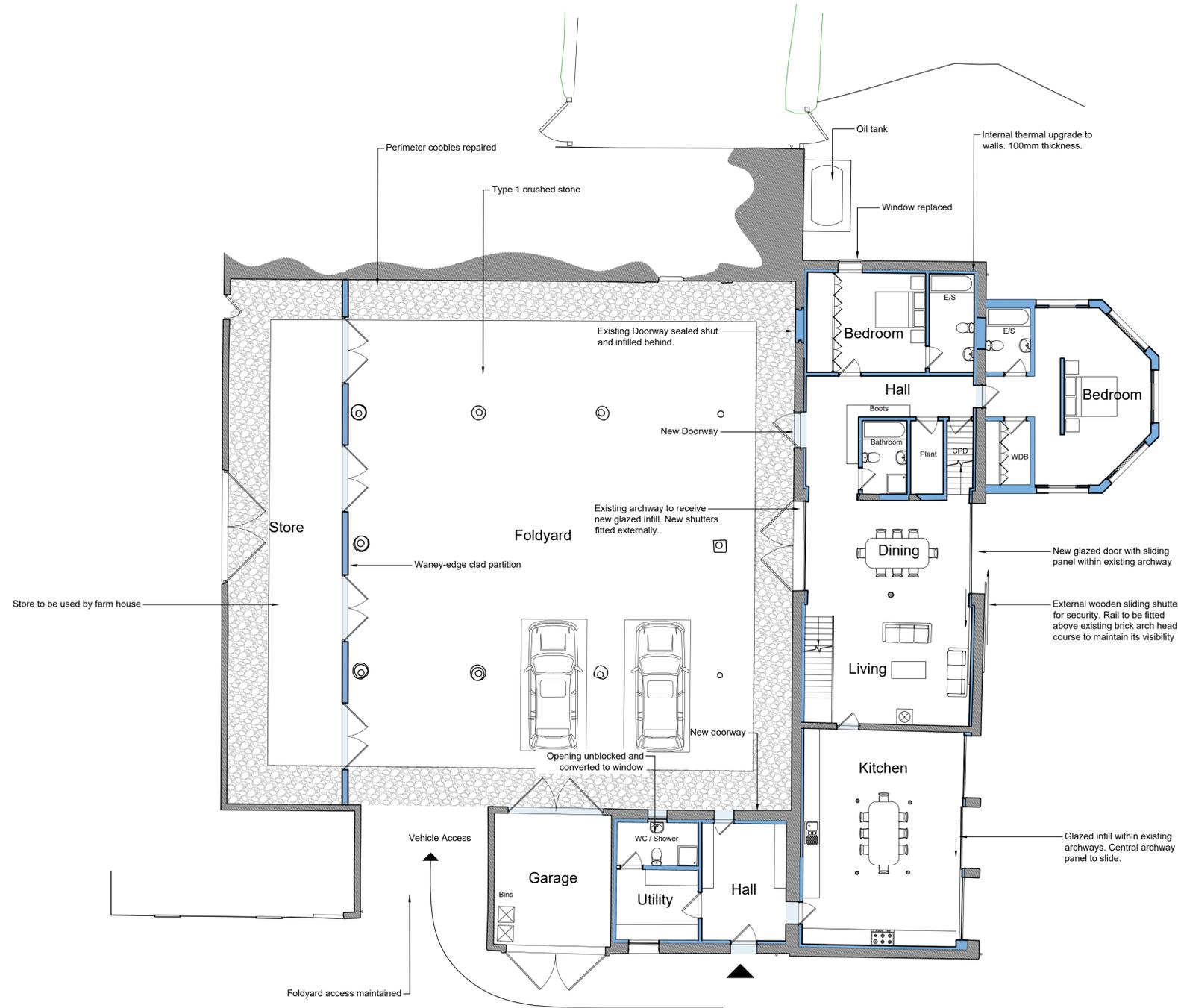
15 High Petergate  
York YO1 7FJ  
(+44) 01904 230 069  
york@insall-architects.co.uk

Low Farm Barns

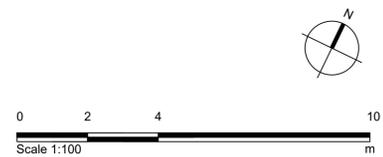
Barn 1 Sales Boundary As Proposed	Project	YLF01	No	9001
	Scale (A1)	1:200	Status	3P
			Revision	0

NOTES

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01 Ground Floor Plan  
2001 As Proposed



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

**Donald Insall Associates**  
Chartered Architects and Historic Building Consultants

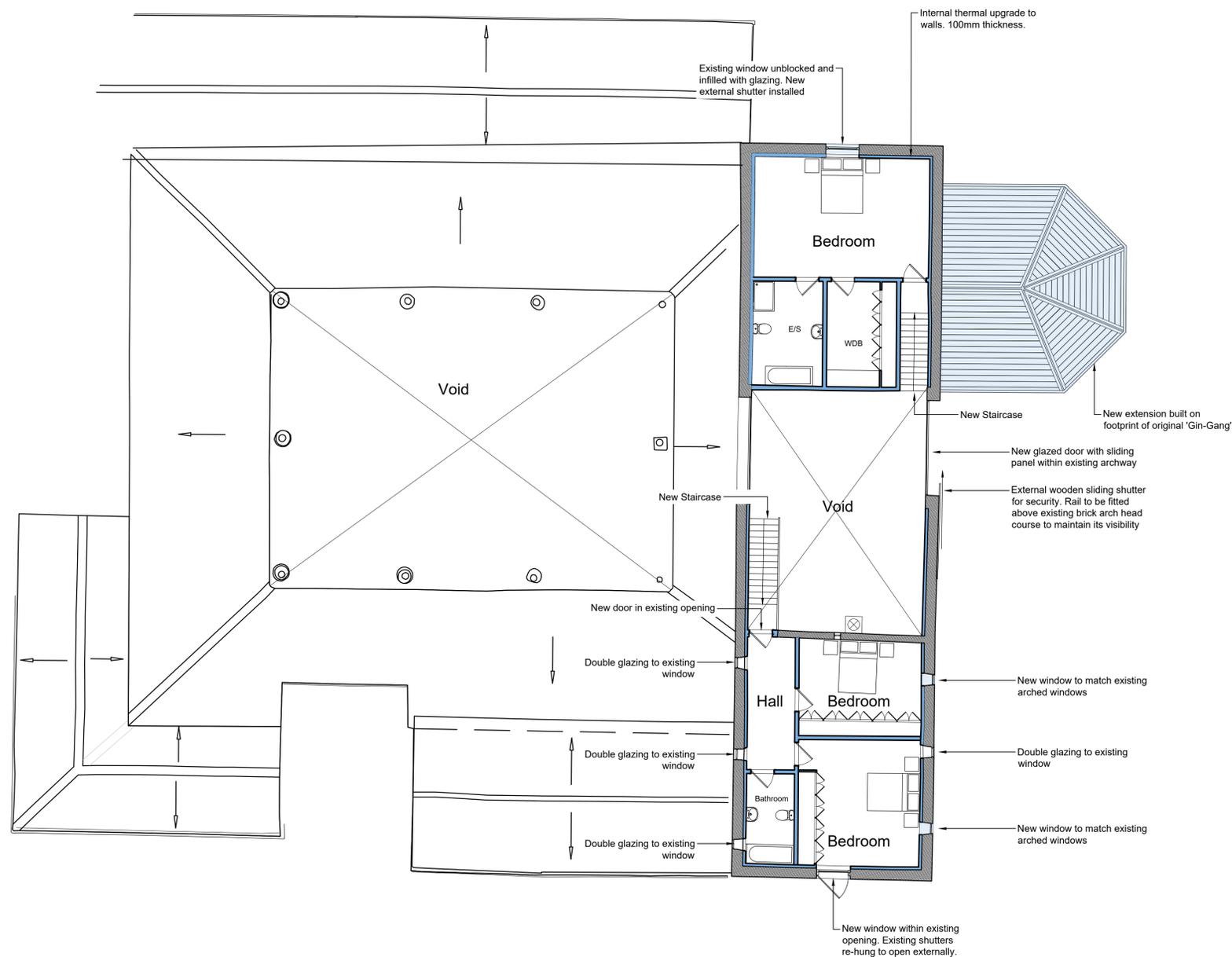
15 High Petergate  
York YO1 7FJ  
(+44) 01904 230 069  
york@insall-architects.co.uk

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 First Floor Plan  
2001 As Proposed

0 2 4 10  
Scale 1:100 m

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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
0	29-09-23	CJS	TOB	Initial Issue

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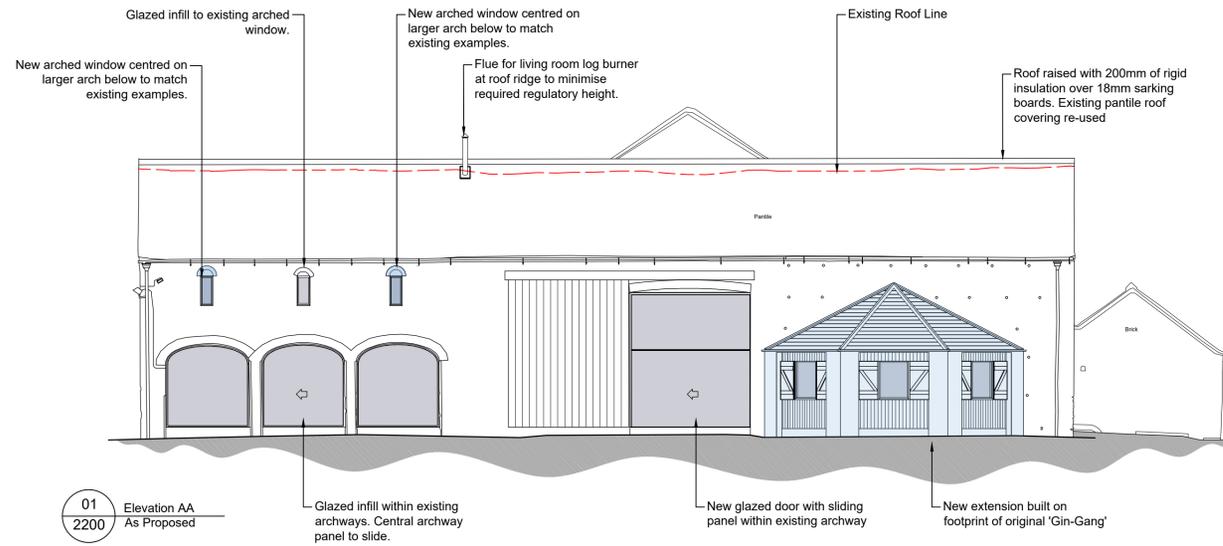
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york@insall-architects.co.uk

Low Farm Barns

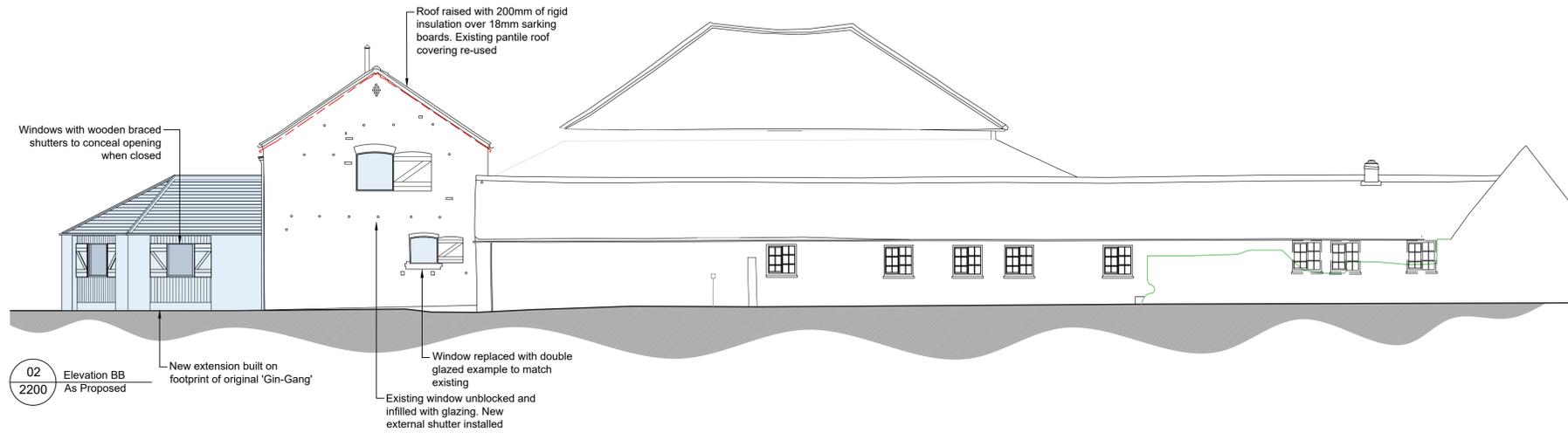
Barn 1 First Floor Plan As Proposed	Project	YLF01	No	2001
	Scale (A1)	1:100	Status	3P
			Revision	0

NOTES

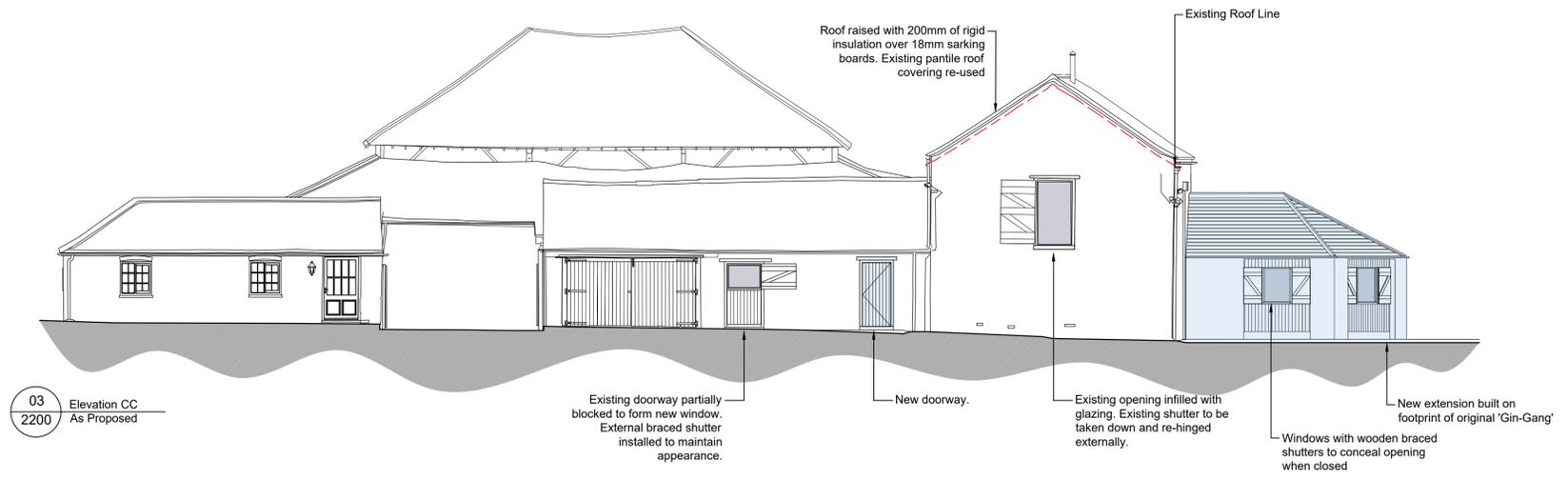
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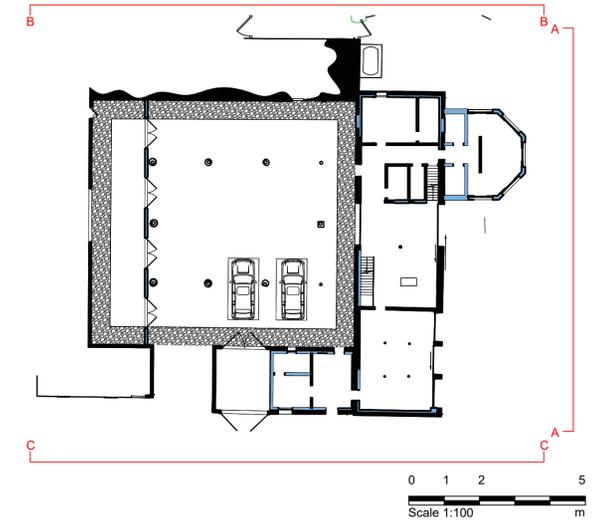
01 Elevation AA  
2200 As Proposed



02 Elevation BB  
2200 As Proposed



03 Elevation CC  
2200 As Proposed



Scale 1:100  
m

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**Donald Insall Associates**  
Chartered Architects and Historic Building Consultants

Bridgiate House, 5 Bridge Place  
Chester CH1 1SA  
(+44) 01244 350 063  
chester@insall-architects.co.uk

Low Farm Barns

Barn 1 Elevations  
As Proposed

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