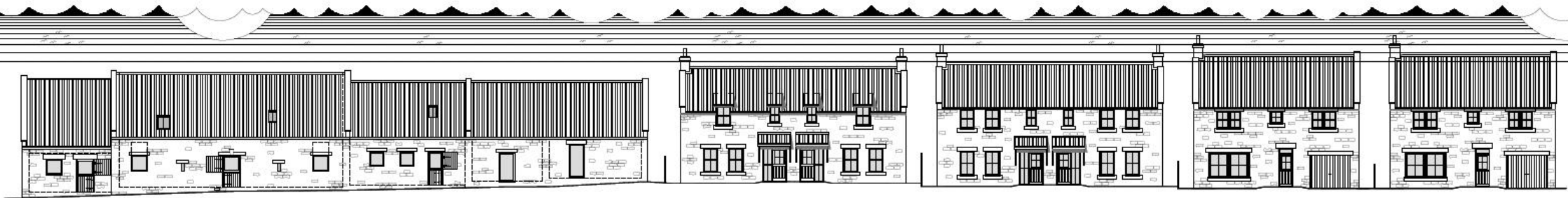


LOW FARM

BEACON WAY





LOW FARM, BEACON WAY, SNEATON

A very rare opportunity to purchase this development site in the popular North Yorkshire Moors National Park village of Sneaton, just over 3 miles south of the famous seaside resort of Whitby. Sneaton offers a great village environment with local amenities including the village pub, Beacon Farm Shop, Ice Cream parlour, church and village hall.

Planning permission has been passed to re develop this central site to form an attractive row of stone homes. The scheme passed offers a mixture of two detached new build dwellings and four semi-detached new builds and also two stone barn conversions utilising the existing barns on site.

Plot 1 – A four bedroom detached house - Guide Price £150,000

Plot 2 – A four bedroom detached house - Guide Price £140,000

Plot 3a & 3b – A pair of three bedroom semi-detached houses - Guide Price £190,000

Plot 4a & 4b – A pair of three bedroom semi-detached houses - Guide Price £190,000

Cottage 5 – A three bedroom stone built barn conversion - Guide Price £165,000

Cottage 6 – A four bedroom stone built barn conversion - Guide Price £200,000

All the plots benefit from large gardens to the rear and ample parking to the front. The plans have been passed are under the application number NYM/2022/0249 and available from the agents and the NYMNP Planning Portal.

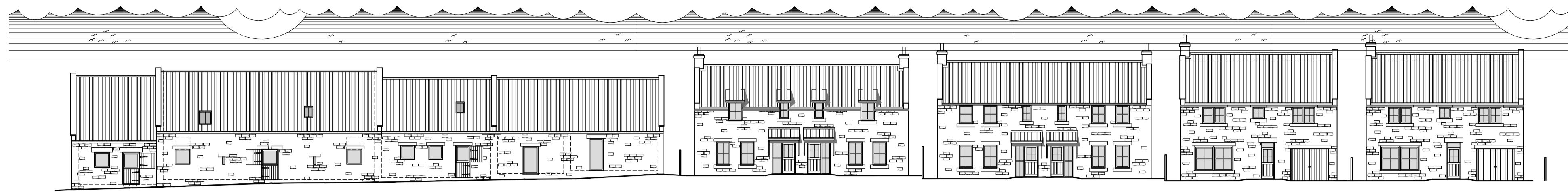
To comply with the North Yorkshire Moors National Parks Planning Authority, under CO13 policy the new build units will have a local occupancy restriction of which full details can be obtained from the Estate Agents. The two barn conversions are to be used as a main principle dwelling and therefore shall be occupied by the main occupant for 80% of the calendar year in the event that the main occupier owns an additional property.

The site is available to view with the agent and has been marked out to denote each plot, please call the agents to arrange a viewing or request a full information pack.

The Site



Plot 1 | Plot 2 | Plots 3a & 3b | Plots 4a & 4b | Cottage 5 | Cottage 6



Street Scene
Scale 1:200

NYMNPA

12/08/2022

AMENDED



Block Plan
Scale 1:200

Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
The contractor must verify all dimensions on site before commencing any work or shop drawings.
The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated.
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REV	DATE	BY	AMENDMENT
K	18/07/22	CE	Added trees
J	11/07/22	CE	Stores and slate roof
I	08/06/22	CE	Minor amends
H	07/06/22	CE	Site plan amended
G	21/02/22	CE	Site plan amended
F	17/12/21	CE	Street scene added
E	08/12/21	CE	Plots amended
D	01/10/21	CE	Plots amended
C	11/10/17	CE	Drives amended
B	23_06_17	nid	Plot 1 layout
A	15/06/17	CE	Issued for approval

bhd partnership
Architecture + Engineering

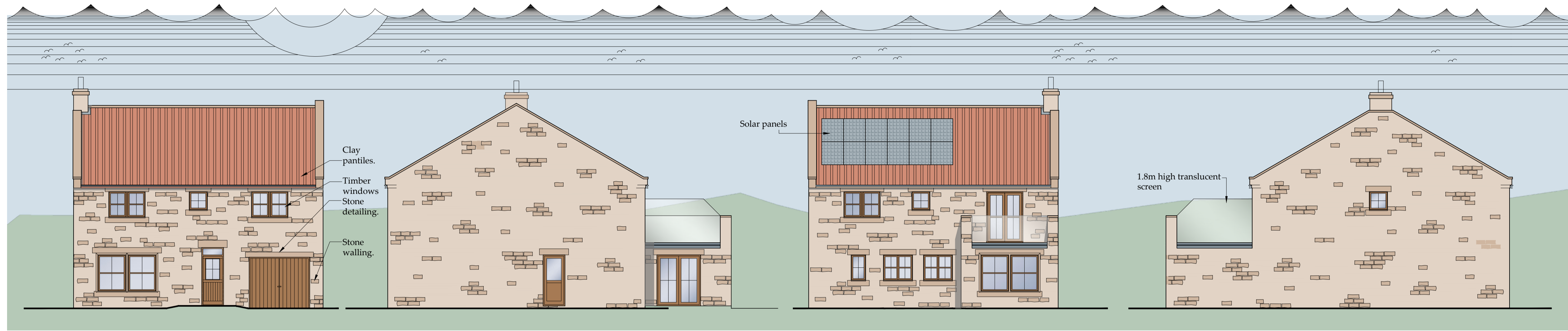
Airy Hill Manor, Waterstead Lane,
Whitby, N. Yorks. YO21 1QB.
P: +441947 604871 F: +441947 600010
E: general@bhdpartnership.com

CLIENT:	Mr Stainthorpe
PROJECT:	Low Farm Sneaton
Drawing:	Scheme one Proposed Block Plan
DRAWING STATUS:	Preliminary
DRAWN:	C Eynon
CHECKED:	N I Duffield
SCALE @ SIZE:	1:200@ A1
DATE:	15/06/17
DRAWING No:	D11107-03
REV:	K

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NYMNP
 12/07/2022

AMENDED

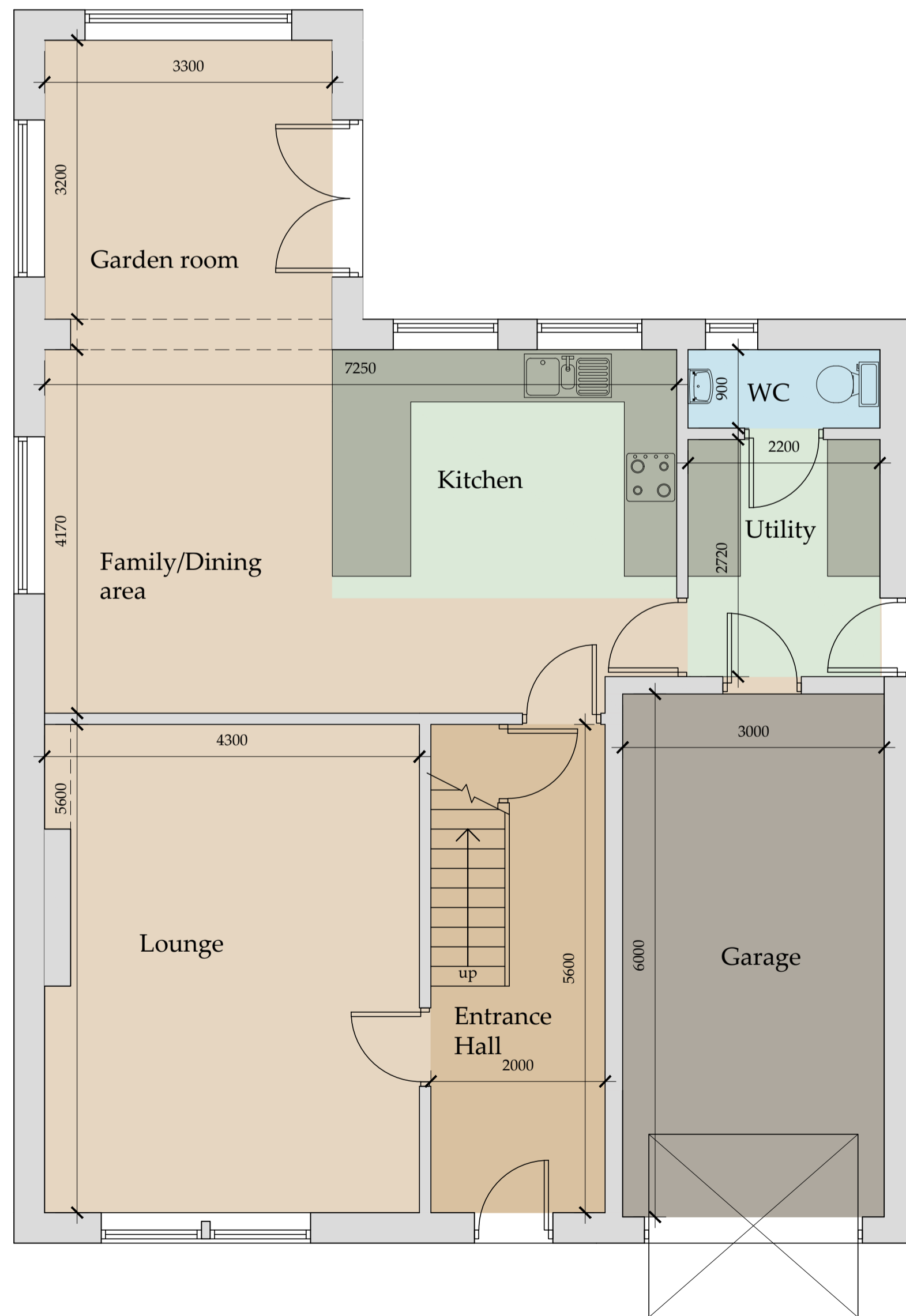


Front Elevation
 Scale 1:100

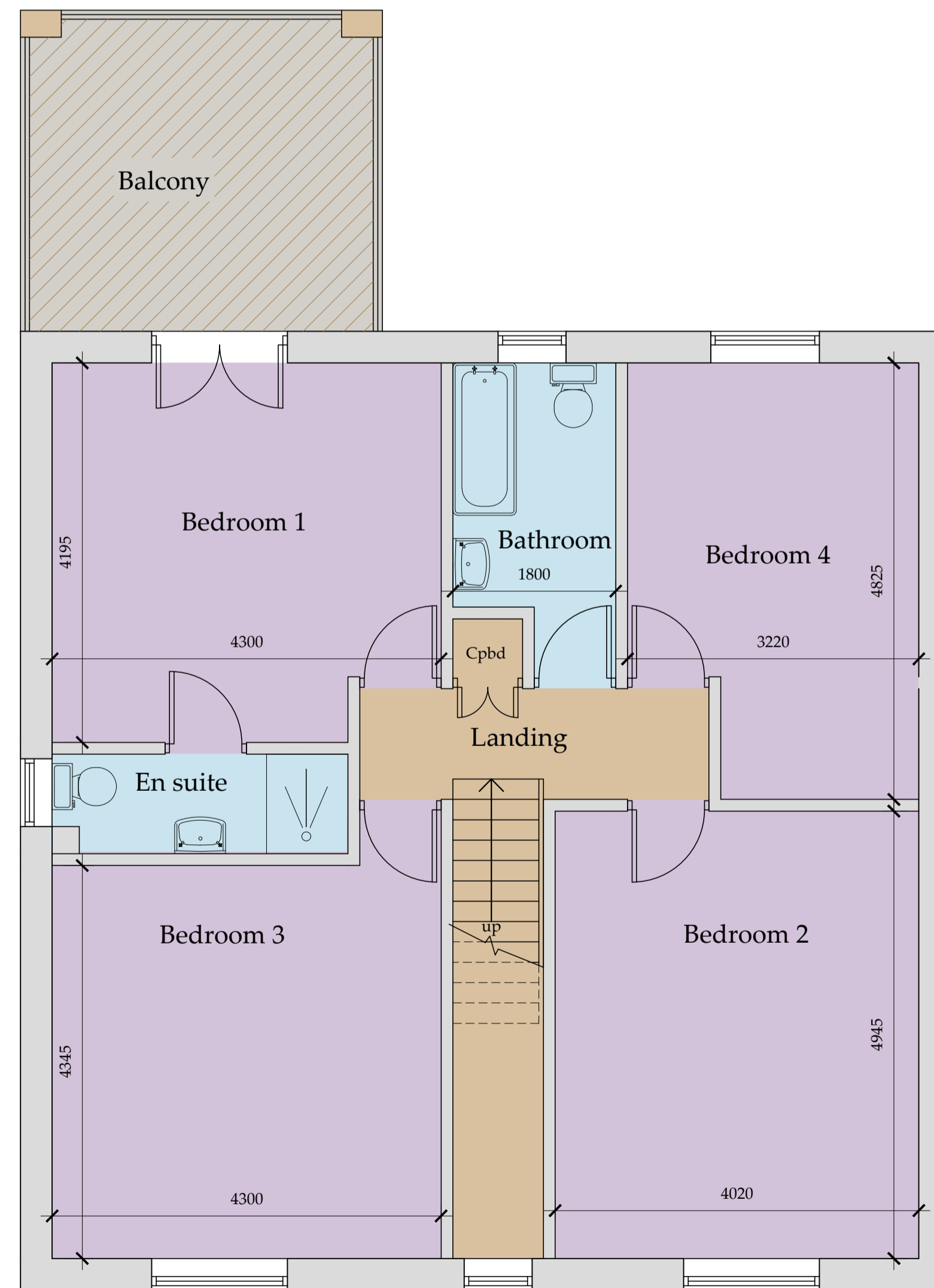
Side Elevation
 Scale 1:100

Rear Elevation
 Scale 1:100

Side Elevation
 Scale 1:100



Ground Floor Plan
 Scale 1:50



First Floor Plan
 Scale 1:50

G	11/07/22	CE	Anotate glazed screen
F	08/06/22	CE	Solar panels added
E	07/06/22	CE	Amended to suit planning
D	08/03/22	CE	Lintels added
C	21/02/22	CE	Amended to suit client
B	03/12/21	CE	Amended to suit client
A	01/10/21	CE	Issued for approval

REV	DATE	BY	AMENDMENT
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CLIENT: **Mr Stainthorpe**

PROJECT: **Low Farm Sneaton**

Drawing: **Plot 1 Proposed Floor Plan and Elevation**

DRAWING STATUS: **Preliminary**

DRAWN: **C Eynon** CHECKED: **N I Duffield**

SCALE @ SIZE: **1:50 @ A1** DATE: **01/10/21**

DRAWING No: **D11107-05** REV: **G**

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AMENDED

NYMNP
 08/06/2022

REV	DATE	BY	AMENDMENT
E	08/06/22	CE	Solar panels added
D	07/06/22	CE	Amended to suit planning
C	08/03/22	CE	Lintels added
B	21/02/22	CE	Amended to suit client
A	01/12/21	CE	Issued for approval

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 E: general@bhdpartnership.com

CLIENT: Mr Stainthorpe

PROJECT: Low Farm Sneaton

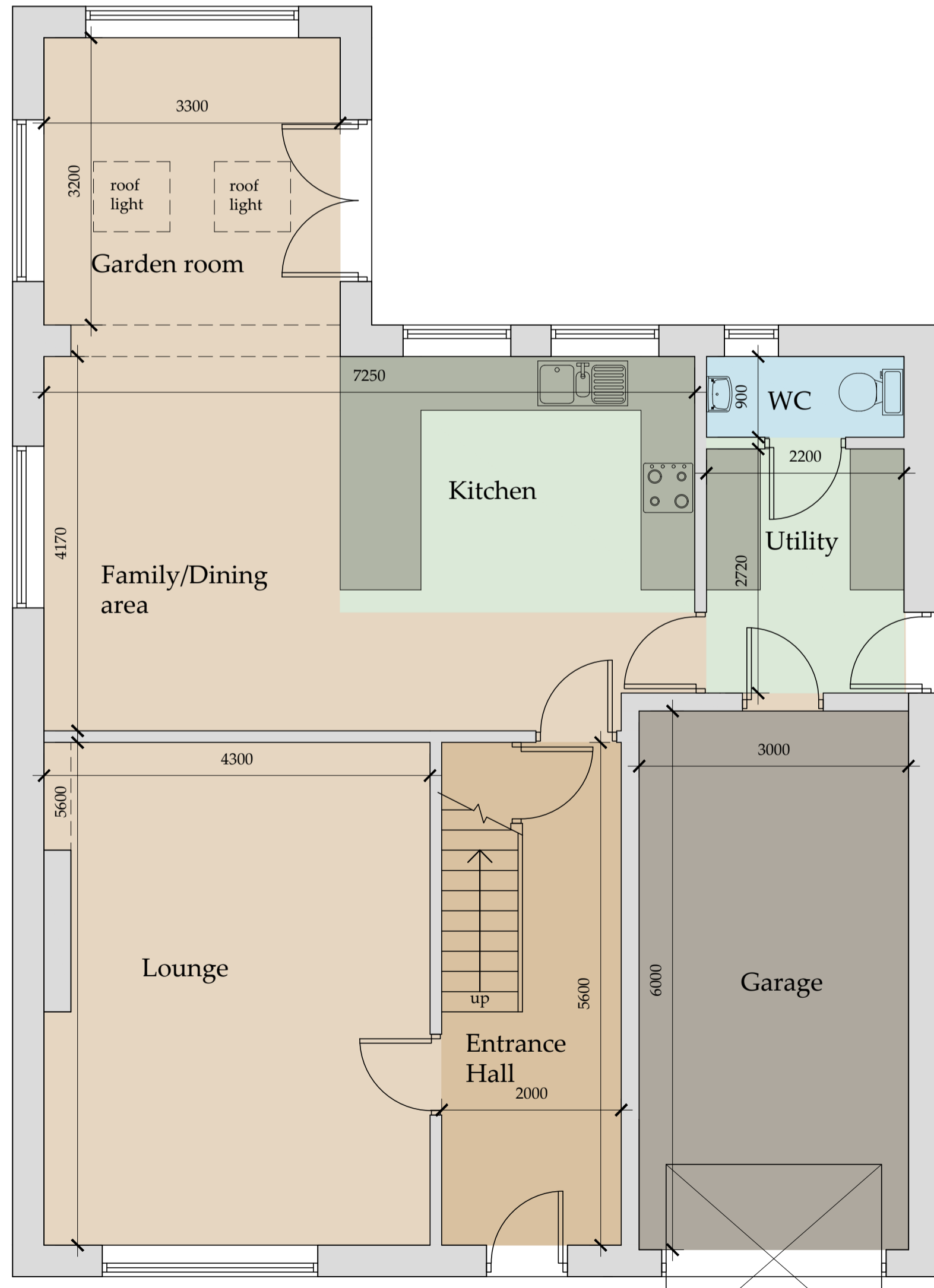
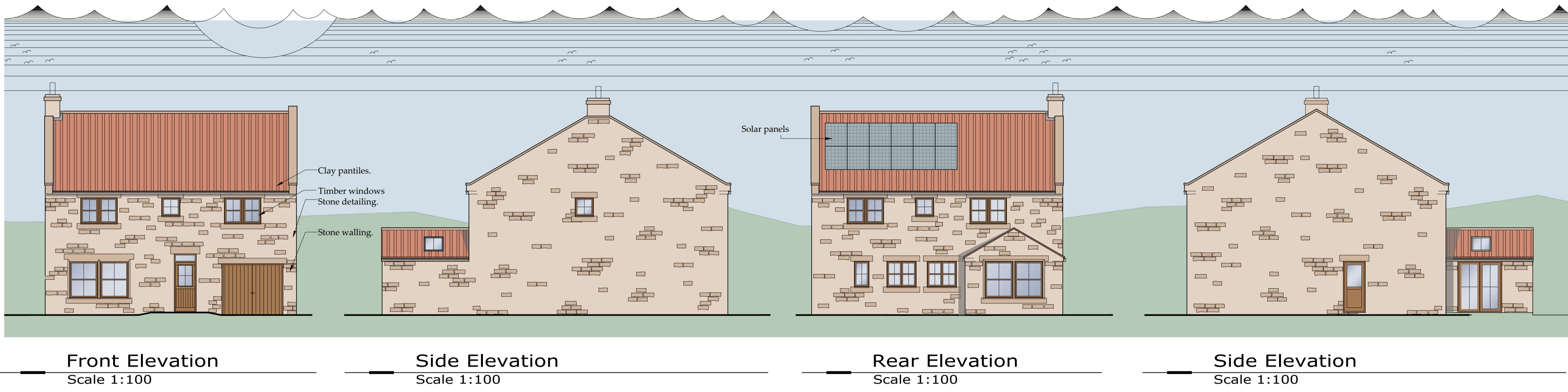
Drawing: Plot 2 Proposed Floor Plan and Elevation

DRAWING STATUS: Preliminary

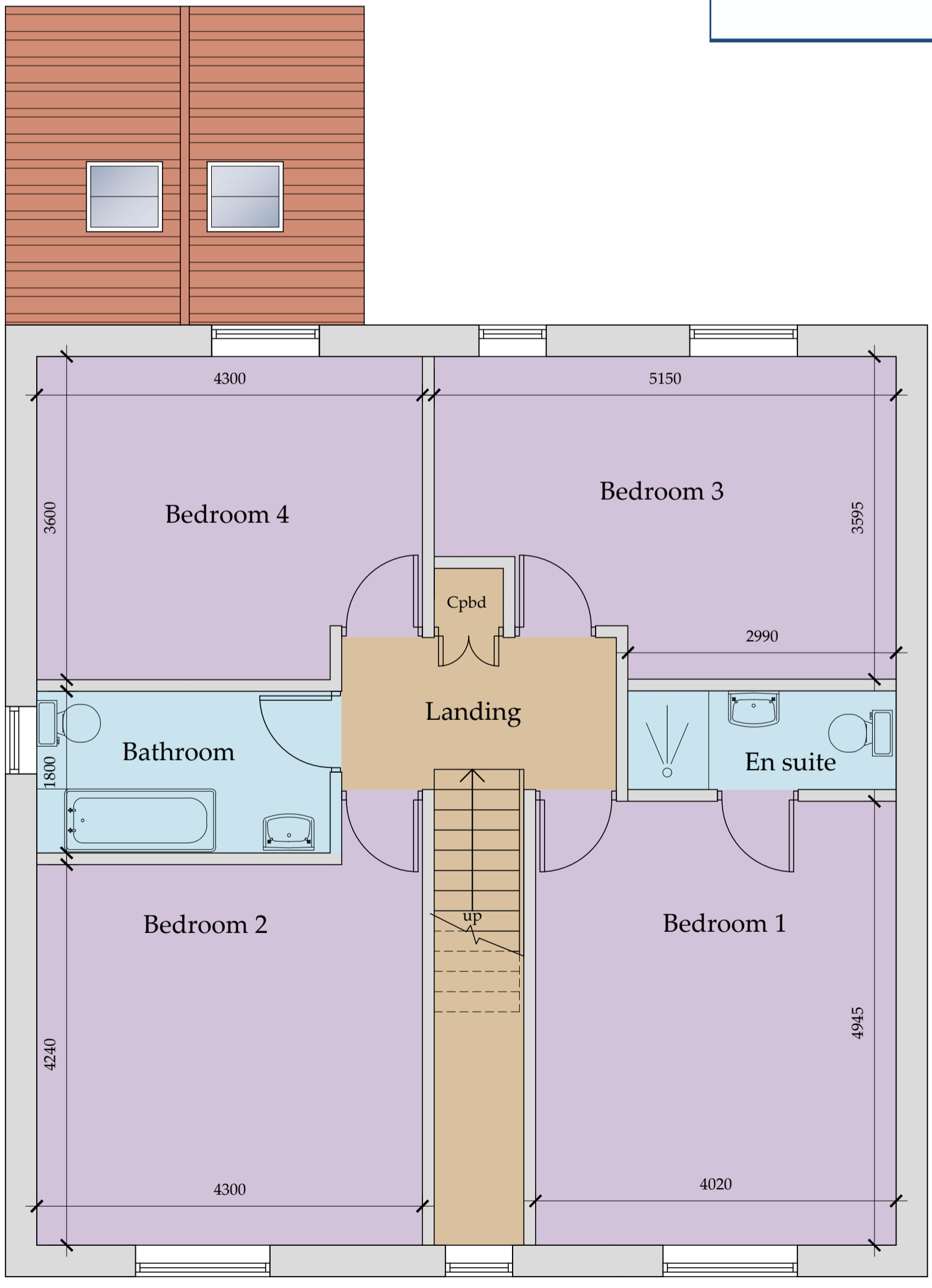
DRAWN: C Eynon CHECKED: N I Duffield

SCALE @ SIZE: 1:50 @ A1 DATE: 01/10/21

DRAWING No: D11107-06 REV: E



Ground Floor Plan
 Scale 1:50

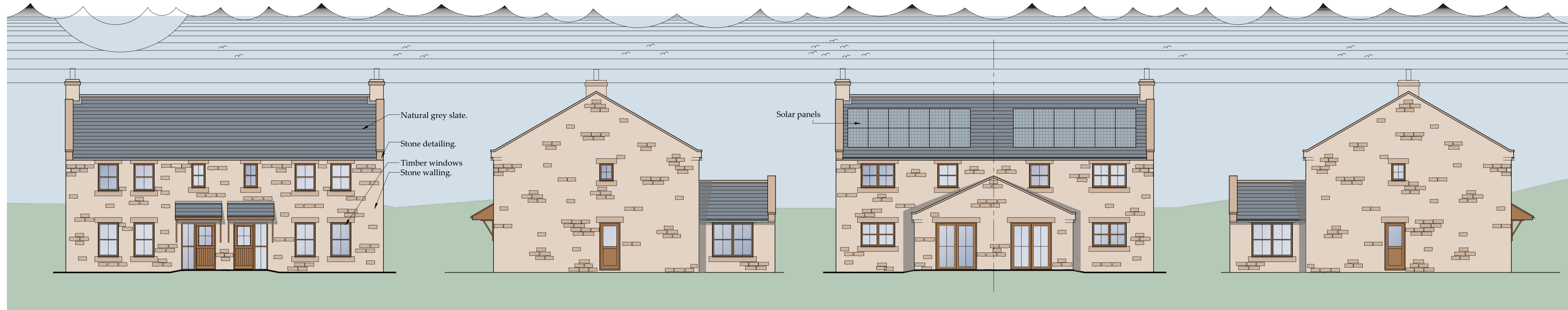


First Floor Plan
 Scale 1:50

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NYMNPA
 12/07/2022

AMENDED

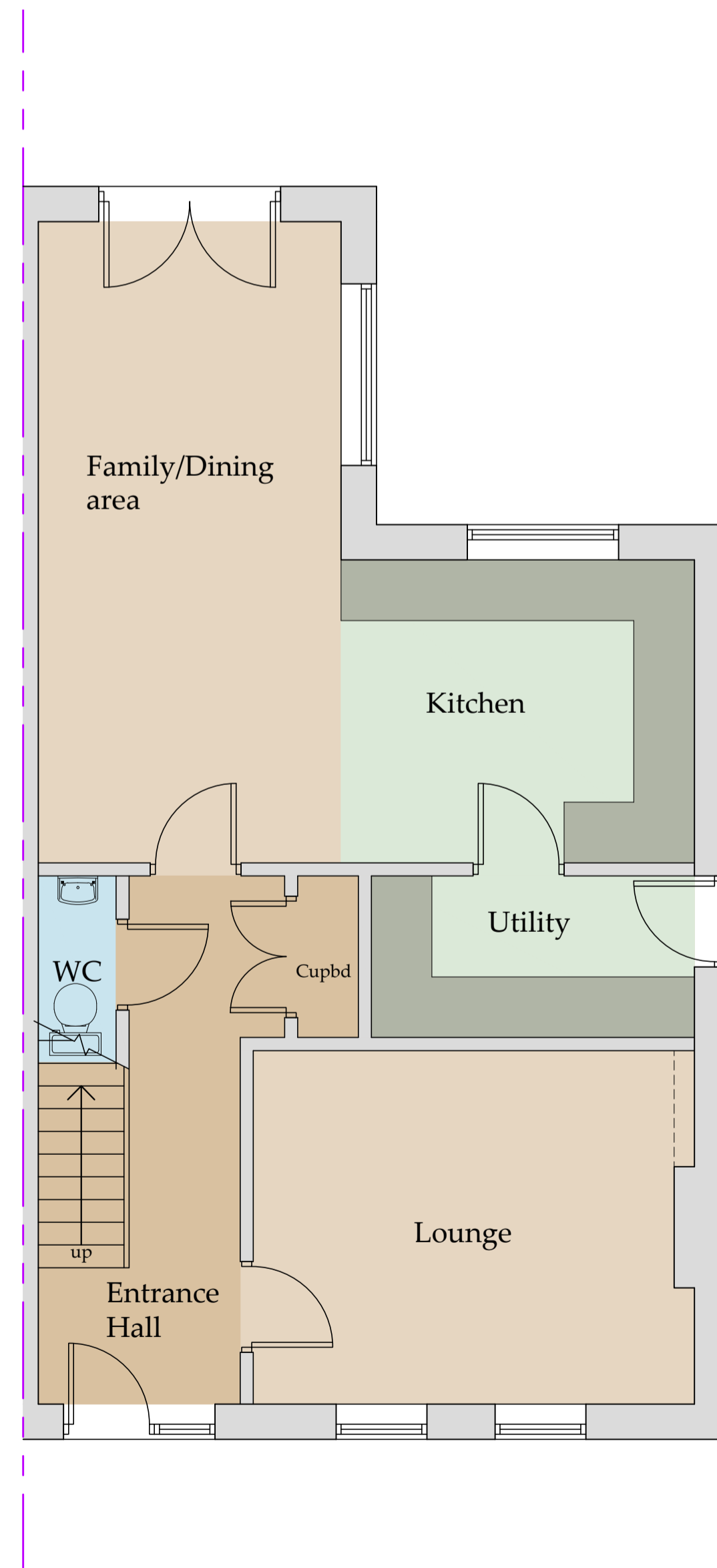


Front Elevation
 Scale 1:100

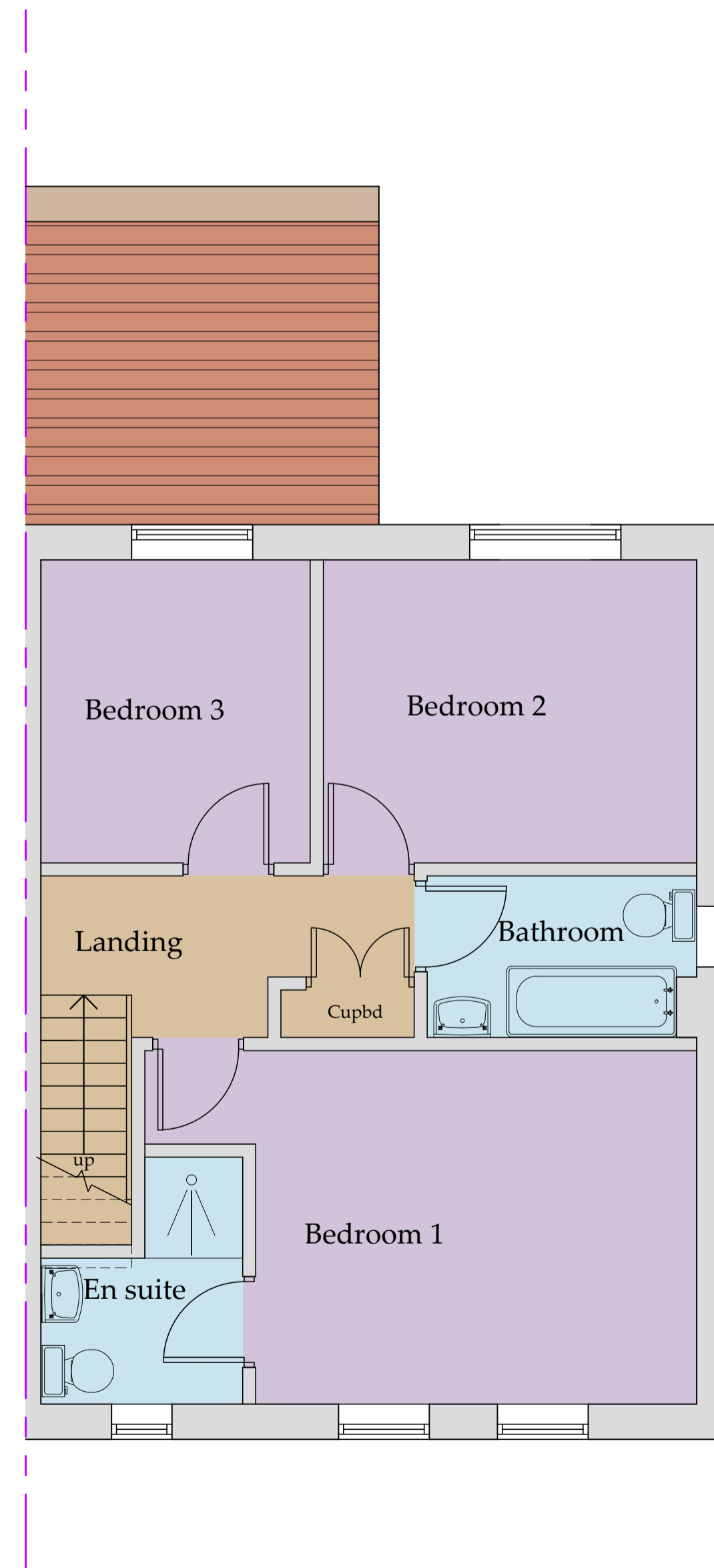
Side Elevation
 Scale 1:100

Rear Elevation
 Scale 1:100

Side Elevation
 Scale 1:100



Ground Floor Plan
 Scale 1:50



First Floor Plan
 Scale 1:50

E	11/07/22	CE	Roof to slate
D	08/06/22	CE	Solar panels added
C	08/03/22	CE	Lintels added
B	21/02/22	CE	Elevations added
A	16/12/21	CE	Issued for approval

REV	DATE	BY	AMENDMENT
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CLIENT: **Mr Stainthorpe**

PROJECT: **Low Farm Sneaton**

Drawing: **Plot 3a/b Proposed Floor Plan and Elevation**

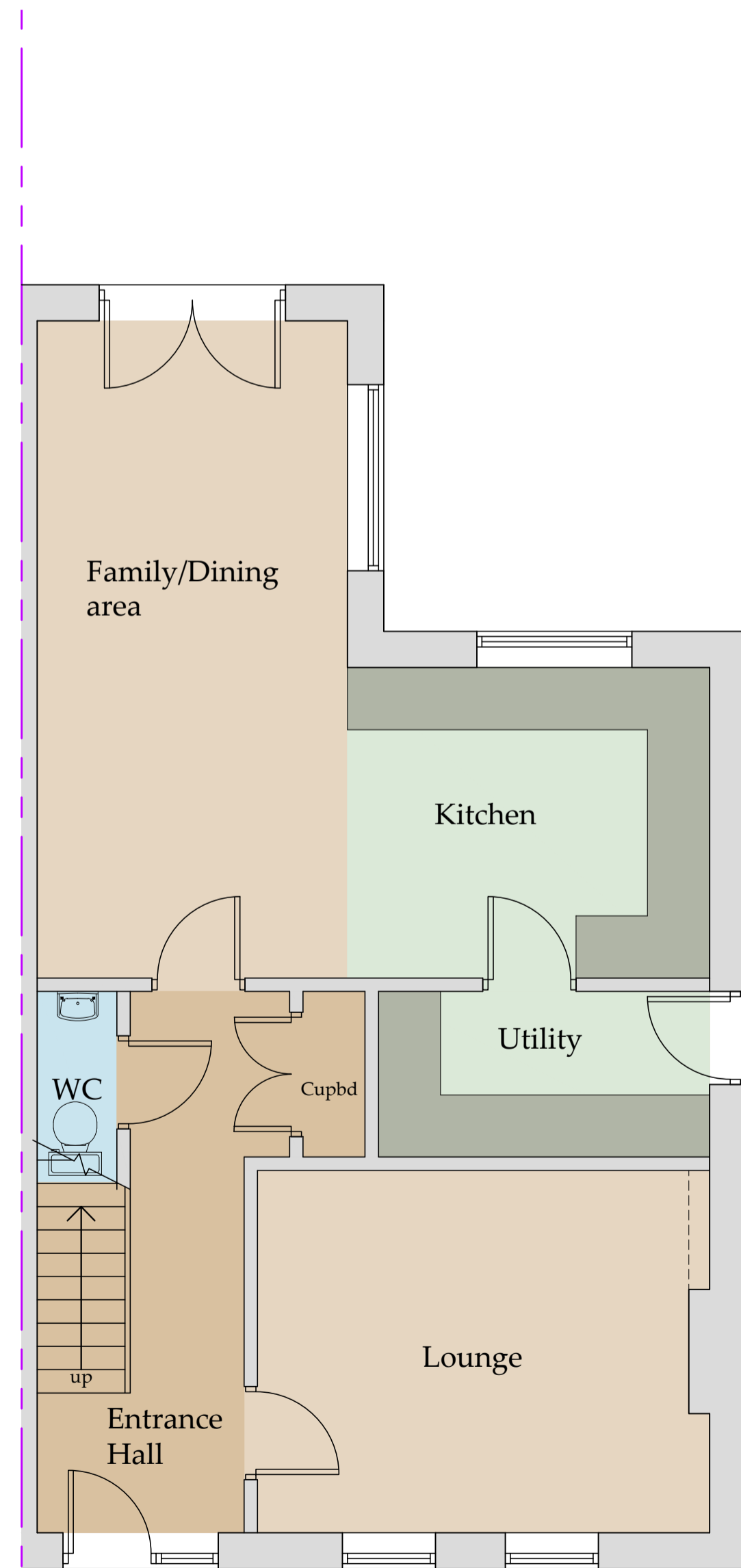
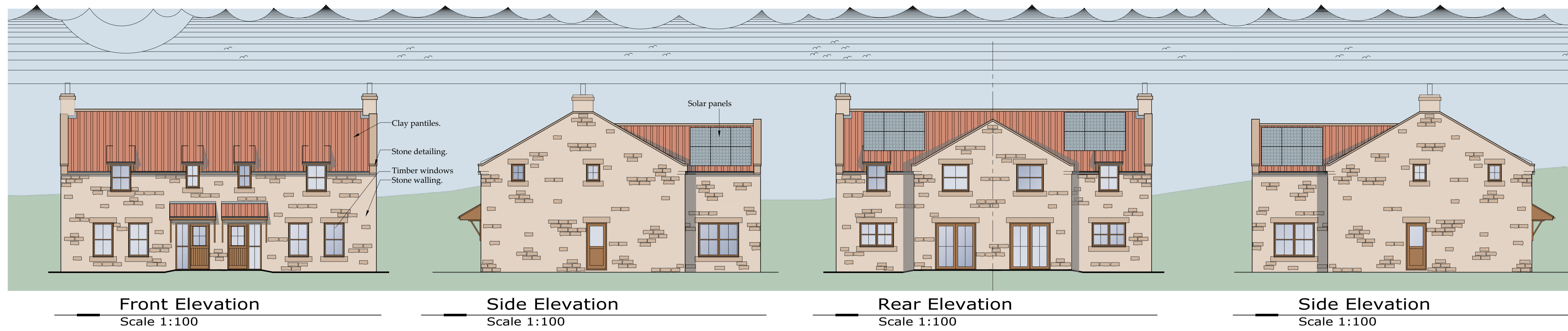
DRAWING STATUS: **Preliminary**

DRAWN: C Eynon	CHECKED: N I Duffield
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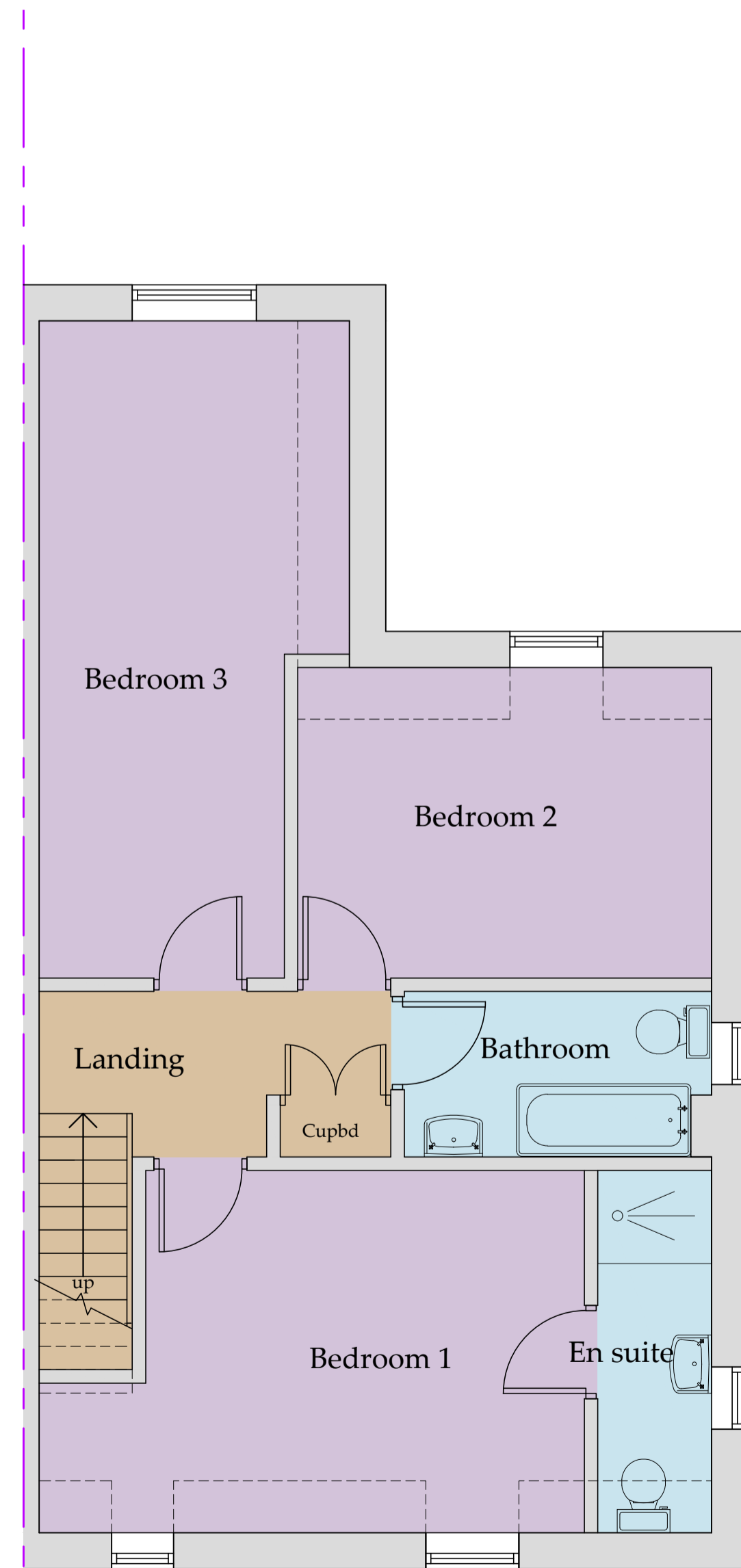
SCALE @ SIZE: 1:50 @ A1	DATE: 16/12/21
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DRAWING No: D11107-07	REV: E
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Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

NYMNP
08/06/2022

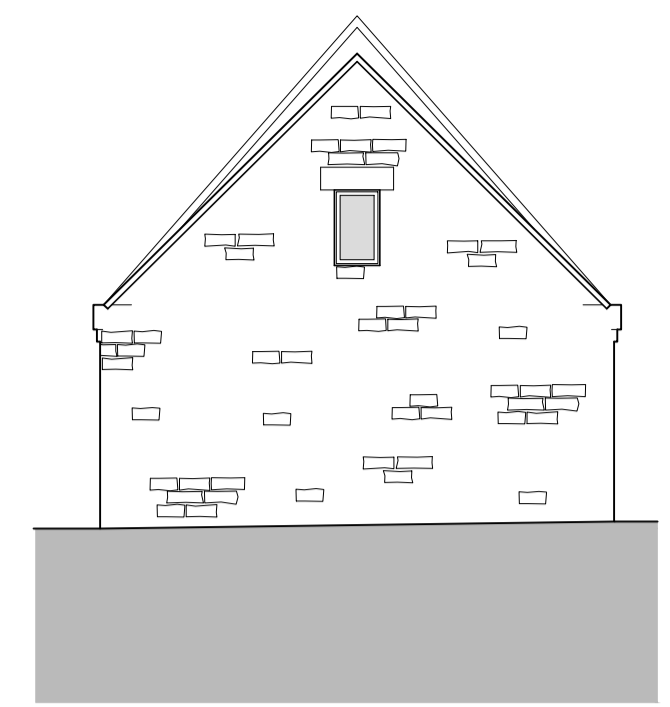
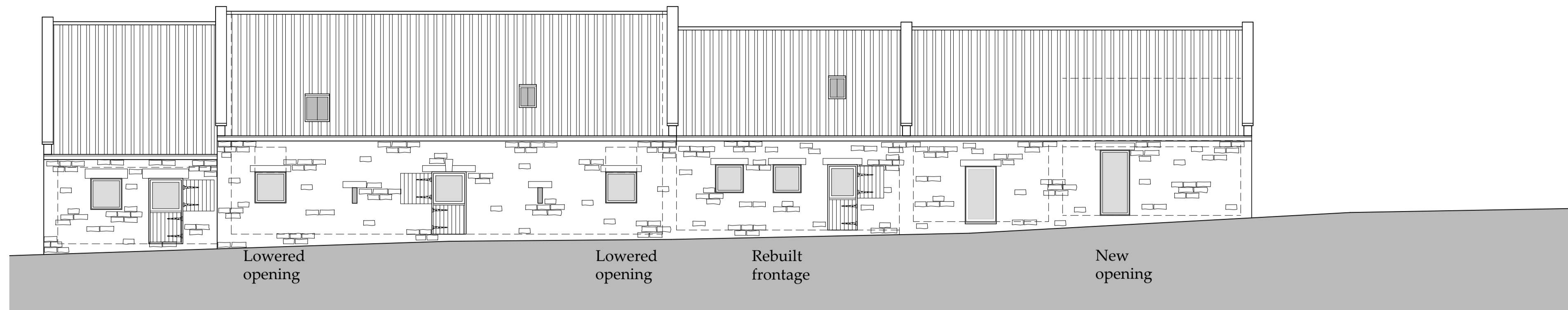
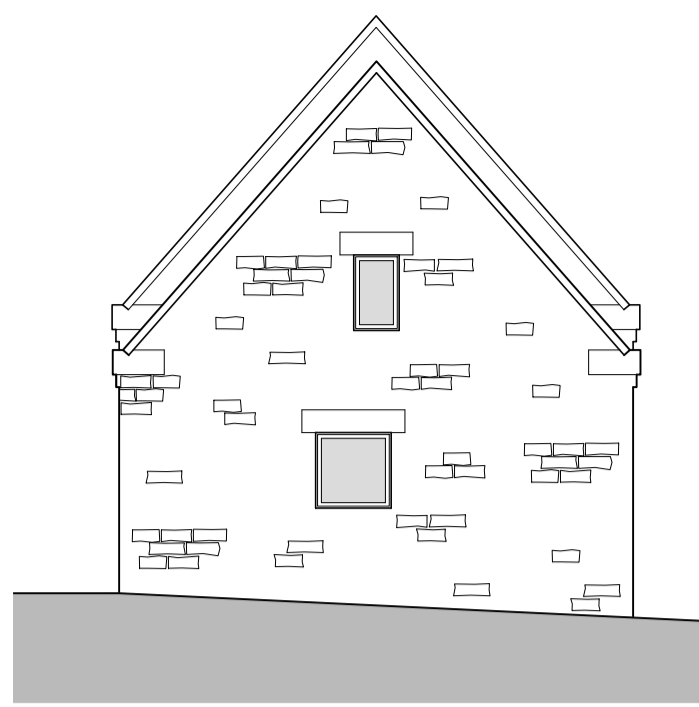
AMENDED

REV	DATE	BY	AMENDMENT
C	08/06/22	CE	Solar panels added
B	21/02/22	CE	Elevations added
A	16/12/21	CE	Issued for approval

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 E: general@bhdpartnership.com

CLIENT:	Mr Stainthorpe
PROJECT:	Low Farm Sneaton
Drawing:	Plot 4a/b Proposed Floor Plan and Elevation
DRAWING STATUS:	Preliminary
DRAWN:	C Eynon
CHECKED:	N I Duffield
SCALE @ SIZE:	1:50 @ A1
DATE:	16/12/21
DRAWING No:	D11107-08
REV:	C

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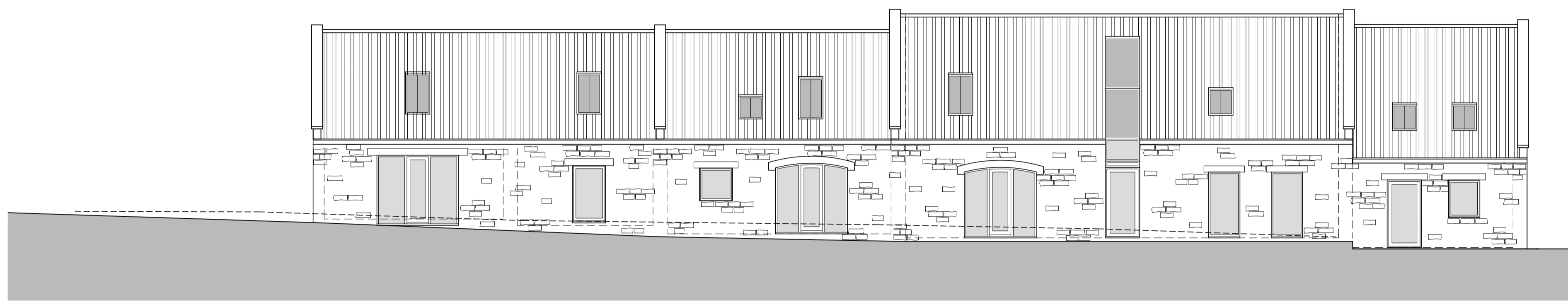
side SE

Annexe Cottage 6 Cottage 5
front elevation (north east)
 Scale 1:100

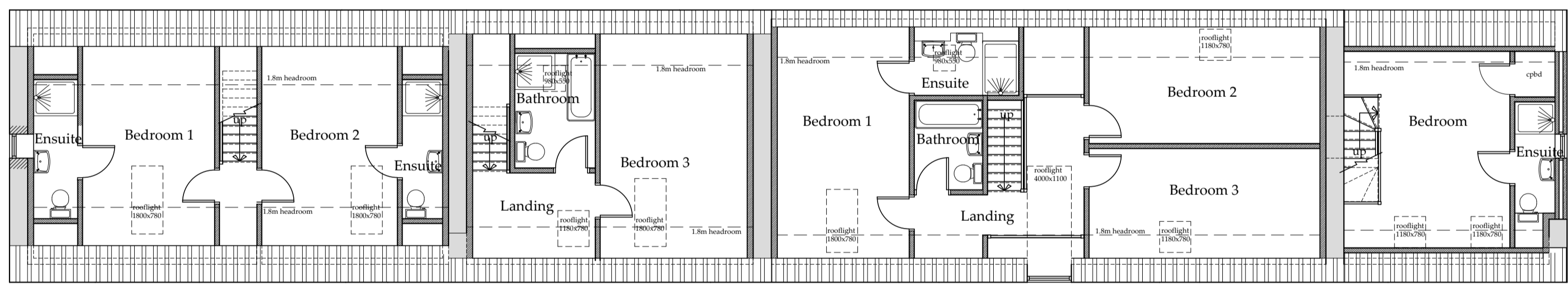
side NW

NYMNP
 12/07/2022

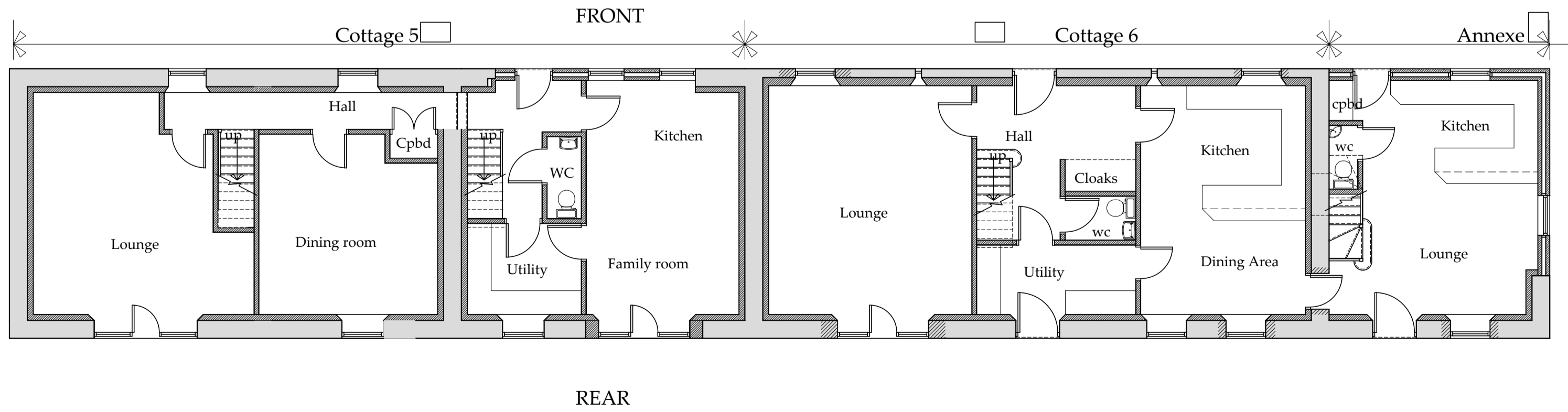
AMENDED



rear elevation (south west)
 Scale 1:100



first floor plans
 Scale 1:100



ground floor plans
 Scale 1:100

F	11/07/22	CE	Roof lights reduced
E	07/06/22	CE	Amended to suit planning
D	11/04/22	CE	Elevations added
C	17/12/21	CE	Redesigned dwellings
B	11/10/17	CE	Amended to suit client
A	11/09/17	CE	Issued for approval

REV	DATE	BY	AMENDMENT
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 E: general@bhdpartnership.com

CLIENT: Mr Stainthorpe

PROJECT: Low Farm Sneaton

Drawing: Proposed Plans and Elevations

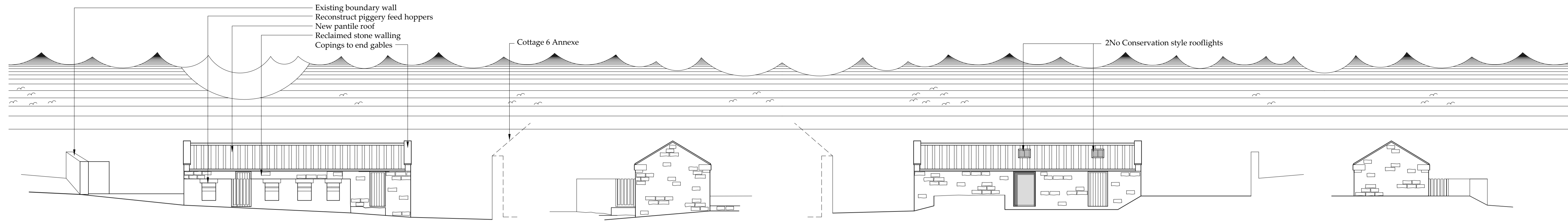
DRAWING STATUS: Preliminary

DRAWN: C Eynon CHECKED:

SCALE @ SIZE: 1:100@ A1 DATE: 11/09/17

DRAWING No: D11107-11 REV: F

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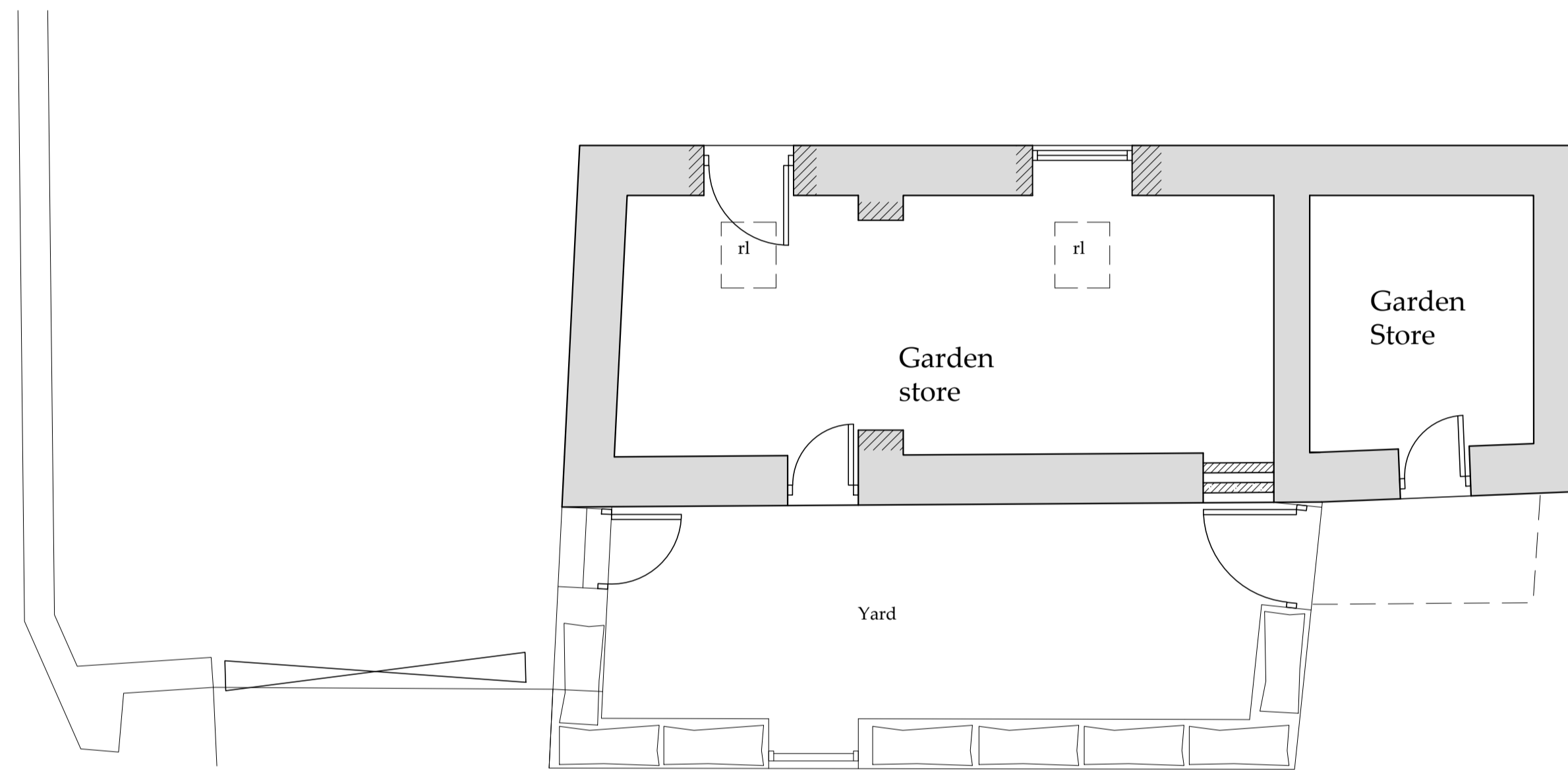


elevations - east
Scale 1:100

north

west

south



plans
Scale 1:50

NYMNP
12/07/2022

AMENDED

REV	DATE	BY	AMENDMENT
C	11/07/22	CE	Garden stores added
B	08/06/22	CE	Minor amends
A	05/04/22	CE	Issued for approval

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E: general@bhdpartnership.com

CLIENT: Mr Stainthorpe

PROJECT: Low Farm Sneaton

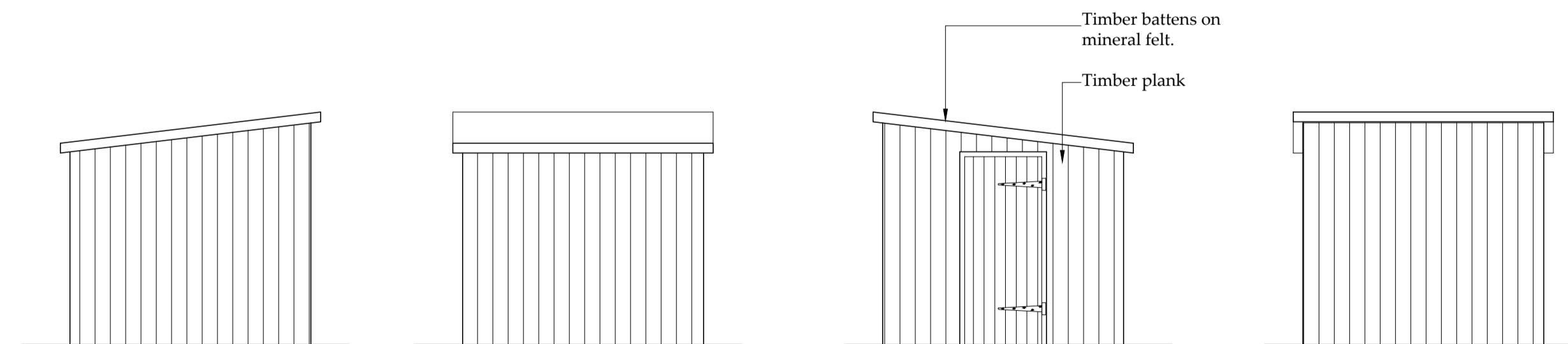
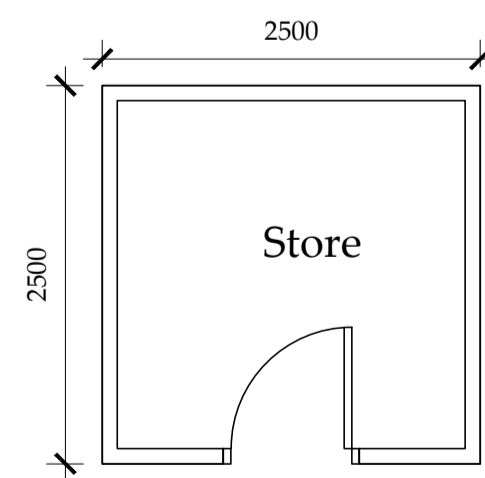
DRAWING: Proposed Outbuildings Store/Studio Plans and Elevations

DRAWING STATUS: Preliminary

DRAWN: C Eynon CHECKED: N I Duffield

SCALE @ SIZE: 1:100&1:50@ A1 DATE: 05/04/22

DRAWING No: D11107-13 REV: C



Garden Store
Scale 1:50

proposed



Henderson Property Services (Yorkshire) Ltd.
21 Flowergate, Whitby, North Yorkshire YO21 3BA
01947 602626 | info@myhendersons.co.uk | www.myhendersons.co.uk