



HEWETSON & JOHNSON



The coloured area is indicative

A rare opportunity to create an idyllic country house in rural North Yorkshire

East Ness, York YO62 5XE

“ Opportunities like this are rare. The finished house will be impressive, offering comfortable living space set in 0.32 of an acre. ”

Ben Pridden

Location

East Ness is a hamlet 1.8 miles from Nunnington. Hovingham is 4 miles away and offers good local amenities including a village shop, hotel, restaurant and tennis club. There is a popular local pub in Slingsby (3.4 miles). For more extensive services Kirkbymoorside and Helmsley are 6 and 6.6 miles away respectively. York is 22 miles to the south. There is a train station in Malton that links to York where regular services to London take less than 2 hours.

There are primary schools in Nawton and Slingsby, and the village is in the catchment area for Ryedale an excellent secondary school (Ofsted Outstanding 2023). Ampleforth College is 6.7 miles away and Terrington Hall Preparatory School is about 8.4 miles to the south.

The surrounding countryside is some of the region's finest, with the North York Moors to the north and Howardian Hills AONB on the doorstep.

The Site

Plot 2 offers a rare opportunity to develop a traditional house in wonderful open countryside. The planning permission (95/00740/OLD) is extant and subject to 2 recent changes (ZE25/00283/AMEND). Buyers should make their own enquiries regarding planning prior to making an offer.

The property is approached along a private drive, past the "village green". There are five existing homes in the village, and it is a close rural community.

There is a footpath that can be accessed directly from the property for those wanting to enjoy the surrounding scenery.

Services

Water- buyers should make their own enquiries with Yorkshire Water, alternatively a supply can be provided and a sub-meter fitted.

Electricity- there is electricity on site

Drainage- there is provision for a buyer to drain into an existing, private, treatment plant. Buyers should satisfy themselves this arrangement is compliant.

Access- there is agreed access from the highway to the property. Plot 2 will be responsible for one sixth of any necessary maintenance.

Council

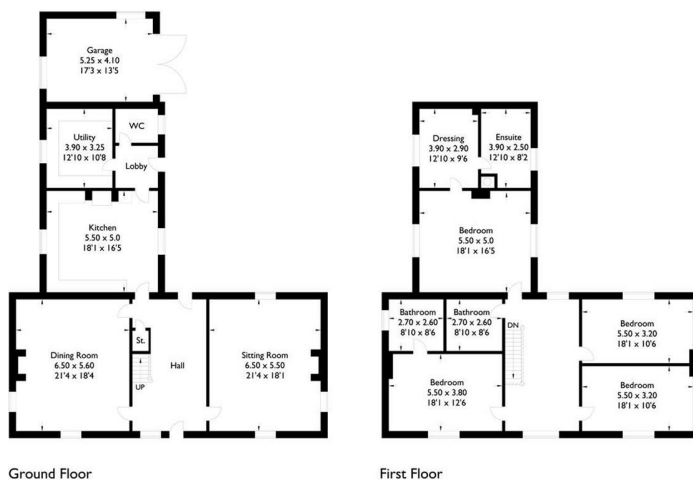
North Yorkshire Council

Plot 2 East Ness

Approximate Gross Internal Area : 299.04 sq m / 3218.84 sq ft

Garage : 22.55 sq m / 242.72 sq ft

Total : 321.59 sq m / 3461.56 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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