

On the instructions of R Maxwell & J Pitts acting as joint Administrators
PART COMPLETED DEVELOPMENT OPPORTUNITY



ELM HOUSE FARM
Green Hammerton, York, YO26 8BQ

Eddisons

THE OPPORTUNITY

- Partially completed development site
- Set in a 3.106 acre site (1.016 acres developable site area)
- Located 8 miles west of York and 10 miles east of Harrogate
- Farmhouse undergoing refurbishment
- Planning permission to convert barn into 5 new dwellings
- Includes 2.09 acres of paddock land
- Planning permission to convert farm building into a new detached dwelling
- Schedule of completed works available



Elm House Farm, YO26 8BQ



LOCATION

Green Hammerton

Green Hammerton is a North Yorkshire village and civil parish lying 8 miles west of York and 10 miles east of Harrogate.

Green Hammerton offers excellent transport connections with easy access to the A59 providing direct access to York and Harrogate. The village is within 5 minutes of the A1(M) motorway providing links North and South and beyond to the national motorway network.

Cattal Railway Station can be accessed within just a few minutes with trains running between York and Harrogate and onwards to Leeds and Manchester

ELM HOUSE FARM

Encompassing a partially completed development site situated on The Green at the heart of Green Hammerton, the property features the former farmhouse and brick-built agricultural structures approved for conversion into five distinct 2, 3, and 4-bedroom residential units.

The property extends to 3.106 acres in total, split into a 1.016 acre development site and 2.09 acres of additional paddock land (shaded blue on the below site plan). The developable site comprises the former farmhouse, farmyard and former stables/barns.

Additionally, there is a detached steel-framed agricultural building at the rear of the farmyard, also approved for conversion into an additional dwelling..



Elm House Farm, YO26 8BQ

PLANNING

Planning consent was secured on 23rd March 2018. It includes the conversion of the existing buildings to create a total of 5 dwellings under Planning Reference 17/05431/FUL with the proposal being a “conversion of barns to form 5 dwellings to include demolition of fold yard, alteration and extension to existing barns.”

The site also benefits from additional planning permission under planning reference 21/03417/PBR for the conversion of an agricultural building into 1 no. net additional dwellings.

Interested parties are advised to make their own enquiries with the local planning authority: North Yorkshire Council.

THE PROPOSAL

Upon completion of the development the site will comprise seven dwellings in total:

- The Farmhouse: 4 bed detached
- Unit 1 (The Sussex): 2 bed semi detached
- Unit 2 (The Longhorn): 3 bed semi detached
- Unit 3 (The Chillingham): 4 bed semi detached
- Unit 4 (The Galloway): 4 bed semi detached
- Unit 5 (The Hereford): 2 bed semi detached
- Class Q: 4 bed detached

Floor areas are provided on the floorplans.

SERVICES

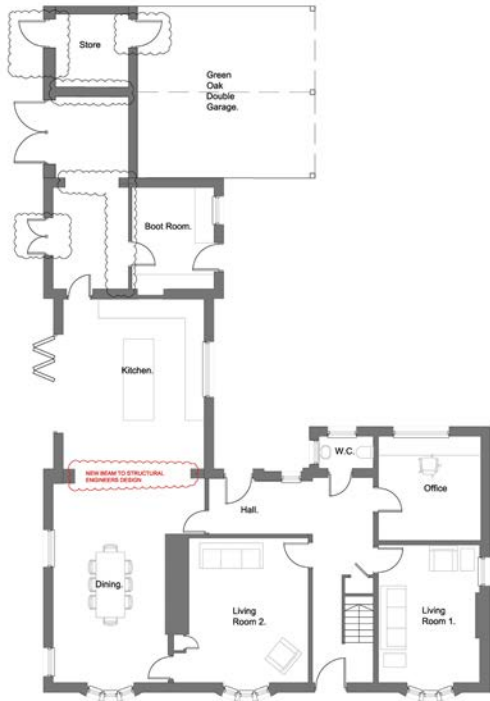
Heating and hot water is provided to the Elm House Farmhouse by two separate oil-fired boilers, one for the main part of the house, and one for the annexe. Electricity is to one single meter and foul drainage is to the mains supply in the adopted highway, via the Village Green. However, there is currently no mains gas available in Green Hammerton.

TENURE

The property is to be sold freehold, with vacant possession on completion.



THE FARMHOUSE



Ground Floor
approx area 1460sq ft.

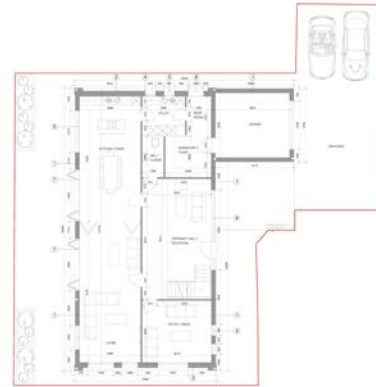


First Floor approx
area 1200sq ft.

Note:
The external doors shown
with revision clouds have
been adjusted from the
existing/ planning as
requested by Client.
Date: 15-06-22 JR



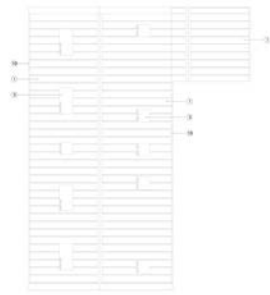
BARN CONVERSION - CLASS Q



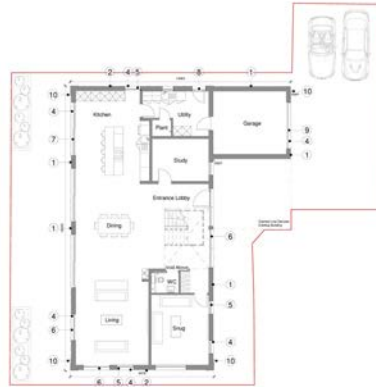
4 Planning Approved Ground Floor Plan
1:100



5 Planning Approved First Floor Plan
1:100



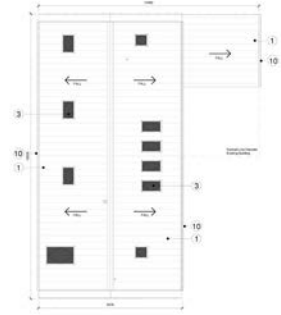
6 Planning Approved Roof Plan
1:100



1 Updated Ground Floor Plan
1:100



2 Updated First Floor Plan
1:100



3 Updated Roof Plan
1:100

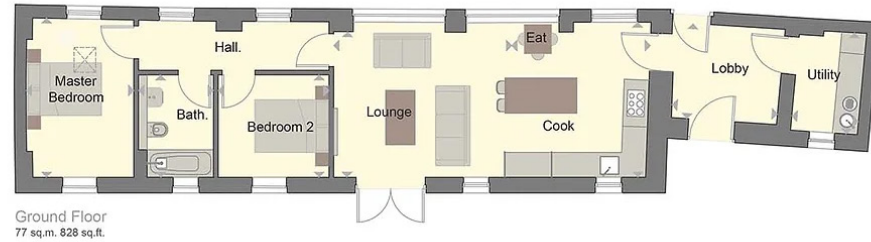
The Chillingham



The Galloway



The Hereford



The Longhorn



The Sussex





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INDICATIVE CGI PHOTOS



Elm House Farm, YO26 8BQ

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COUNCIL TAX

To be assessed.

TERMS

Offers are invited for the freehold interest in the property.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

IMPORTANT INFORMATION

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VIEWING AND FURTHER INFORMATION

Viewing by prior arrangement with the agents:

Eddisons

File Ref /RR/MH/714.181875

Matthew Hattersley

Tel / 0113 241 0940

Email / Matthew.Hattersley@eddisons.com

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