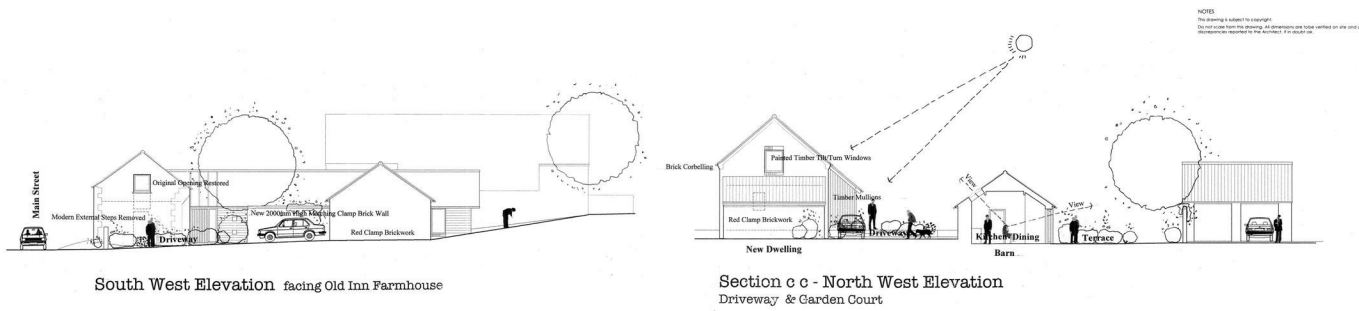


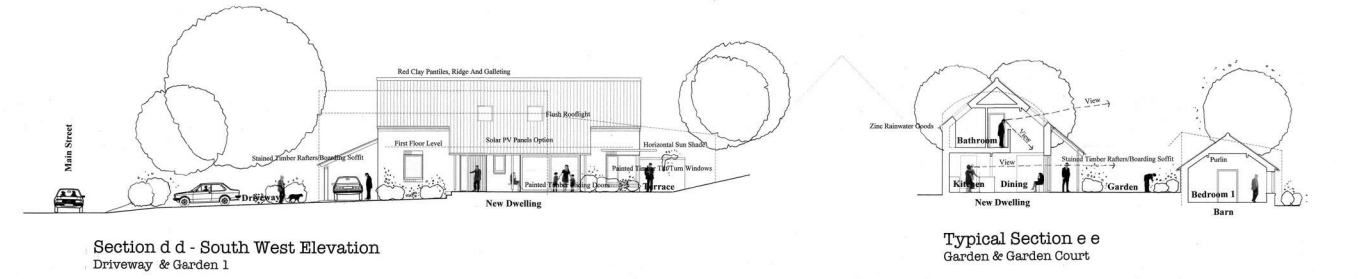


Land at Old Inn Farm, Folkton, Scarborough, YO11 3UH
Auction Guide £180,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

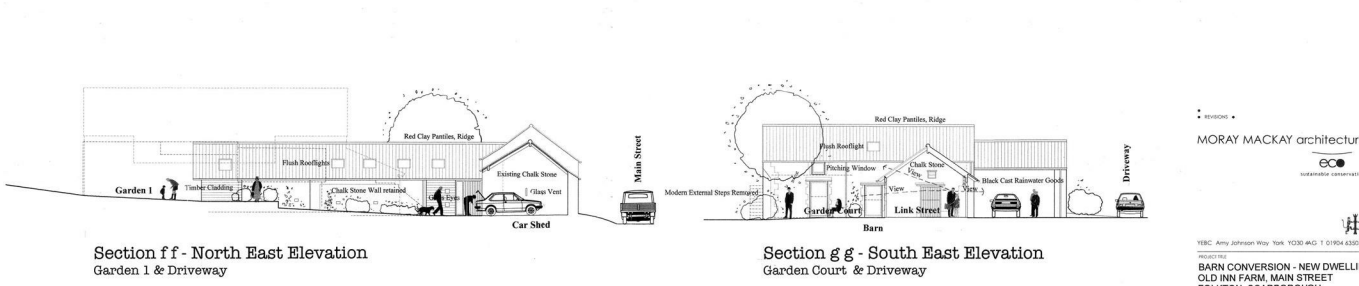


For sale by MODERN METHOD OF AUCTION (END DATE - 30/09/2024 at 7pm) is this BUILDING PLOT which totals approximately 0.27 acres and is set within the quaint village of FOLKTON. The land has GRANTED PLANNING PERMISSION to ERECT a NEW FOUR BEDROOM LOW ENERGY DWELLING and a to CONVERT/EXTEND a CURRENT BARN STRUCTURE (which is GRADE II listed) into a THREE BEDROOM BARN CONVERSION.



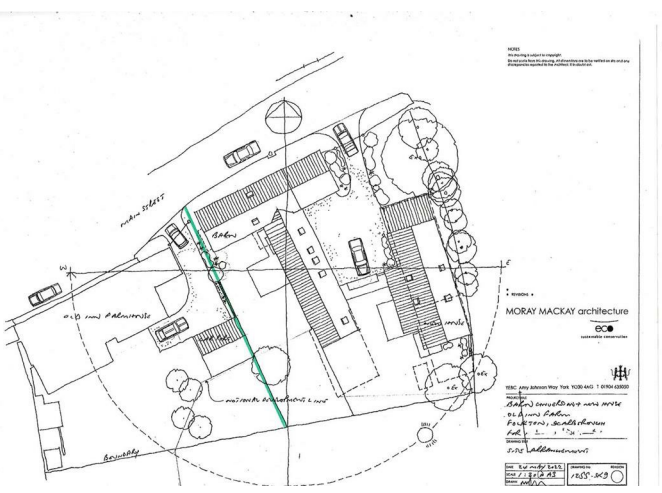
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

Planning Permission has been granted in July 2023 Decision number - 22/02027/FL North Yorkshire Council website and can be provided upon request alongside the plans.



The land is well located in the secluded village of Folkton which affords excellent access to transport links such as the A64 (York) and the A165 (Bridlington) as well as being only approximately 6 miles out of Scarborough itself and 5 miles from Filey. There is also a nearby popular public house/restaurant in the neighbouring village of Flixton.

Beside the land lies a stunning six bedroom dwelling which is currently arranged as a four bedroom cottage with a two bedroom annexe. This is not included within the sale of the land but can be included via separate negotiations.



AUCTION INFORMATION:
Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This

NOTES
The drawings are subject to change.
The client is not liable for accuracy. All dimensions and lines are subject to the ground.
Measurements are given to the centre of the building.

REVISIONS
MORAY MACKAY architecture
eco
SUSTAINABLE ARCHITECTURE

11BC, Army Johnson Way, York, YO30 4AG, T: 01904 6320
ISSUED FOR:
BARN CONVERSION - NEW DWELLI
OLD INN FARM, MAIN STREET
FOLKTON, SCARBOROUGH
For Mr & Mrs C Flash

ISSUED FOR:
SECTIONS - ELEVATIONS

DATE: 18 September 2023	SCALE: 1:100 @ A1	RESERVATION FEE: 1255.07
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being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Interested? Get in touch:

19 St.Thomas Street,
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t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

