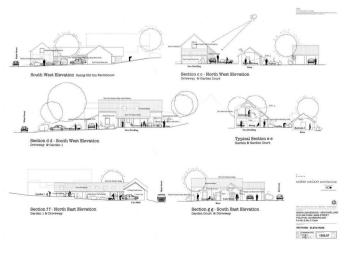


Land at Old Inn Farm, Folkton, Scarborough, YO11 3UH Price Guide £220,000 **CPH** ESTATE AGENTS AND CHARTERED SURVEYORS





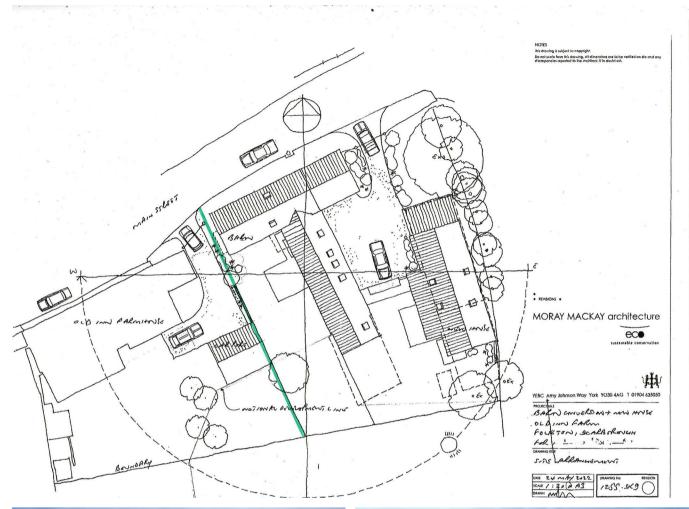


For sale is this BUILDING PLOT which totals approximately 0.27 acres and is set within the quaint village of FOLKTON. The land has GRANTED PLANNING PERMISSION to ERECT a NEW FOUR BEDROOM LOW ENERGY DWELLING and a to CONVERT/EXTEND a CURRENT BARN STRUCTURE (which is GRADE II listed) into a THREE BEDROOM BARN CONVERSION.

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.







Interested? Get in touch:

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

