BORROWBY BARN
HINDERWELL, SALTBURN-BY-THE-SEA, NORTH YORKSHIRE
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SALTBURN-BY-THE-SEA
NORTH YORKSHIRE
TS13 5ES

Hinderwell 0.1 miles, Whitby 9 miles, Pickering 27 miles, Middlesbrough 25 miles, Scarborough 28 miles (All distances approximate)

ESTABLISHED 1860
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A UNIQUE RESIDENTIAL DEVELOPMENT SET IN ATTRACTIVE POSITION ON THE EDGE OF HINDERWELL

“A unique opportunity to purchase an attractively situated, residential smallholding with planning consent for development of three-bedroom property together with range of traditional and agricultural buildings and set in 2.80 acres”

- Unique, residential property set on the edge of Hinderwell Village
- Planning consent for redevelopment of the buildings to form a three-bedroom dwelling
- Excellent range of buildings including traditional and agricultural barns
- Set within 2.80 acres of grassland suitable for agricultural, equestrian or environmental interests
- Attractive south-facing outlook over open countryside
- Potential for further development of the buildings subject to the necessary consents
- Temporary accommodation whilst the project is under construction

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £275,000
DESCRIPTION / BACKGROUND

Borrowby Barn offers an excellent opportunity to redevelop a traditional stone building to form a three-bedroom dwelling. The property also comprises an excellent range of traditional and agricultural buildings offering further potential, subject to the necessary consents.

The property sits in approximately 2.80 acres with stunning, south-facing outlook over open countryside and the grass paddocks. These total 2.15 acres and offer grazing and grass cropping potential together with opportunity to develop a wildlife haven.

The property benefits from planning consent to develop the traditional, stone building into a three-bedroom dwelling. It offers a unique opportunity to create a spacious, family home.

In addition, there is consent for temporary accommodation whilst the project is undertaken. This is formed to the south of the site and provides comfortable accommodation, making the most of the south-facing outlook.

The property is likely to appeal to residential / lifestyle buyers and offers a genuinely unique opportunity to develop a residential smallholding with comfortable family accommodation together with range of buildings and over 2 acres of land suitable for agriculture, equestrian or environmental interests.

LOCATION

The property is situated within the village of Hinderwell, directly off the main street but with open, south-facing outlook. The village offers a modest range of services and amenities including food outlet, butchers, primary school, public house, tourist accommodation and service station. The village is located within the North York Moors National Park and within close proximity to the Yorkshire coastline.

A full range of amenities can be found in Whitby which sits 9 miles south and is a popular coastal town offering facilities including primary and secondary schools, sports centre, restaurants, public houses and an array of retailers. The town also boasts a number of visitor attractions. There is the terminus of the North York Moors Railway, an 18-mile steam railway running through the spectacular scenery of the Moors.

Further facilities can be found in the seaside town of Scarborough or city of Middlesbrough which are located within a 30-mile radius. A number of convenience stores, shops, leisure, recreational and sporting facilities. They also are home to healthcare and educational institutes.

BUILDINGS

An excellent range of traditional and more modern buildings, extending to the south of a part hardstanding and concrete yard. They offer excellent potential for further development, subject to the necessary consents.

FORMER GRANARY & WHEELHOUSE 6.00m x 9.20m
Two-story, traditional stone under pitched pantile roof granary set over two floors. Adjoined by the former wheel house and comprise the site for the creation of the three-bedroom dwelling.

FORMER GARAGE 7.00m x 3.35m
Former garage that forms part of the site for the creation of the three-bedroom dwelling.

FORMER COW HOUSE AND PARLOUR 23.30m x 5.40m
Range of single story, brick buildings comprising the former cow housing and parlour and set within an L shape to the north of the yard. Offer secure storage and workshop space and further potential, subject to the necessary consents.

DUTCH BARN WITH LEAN-TO 22.85m x 11.25m
Steel frame Dutch barn with corrugated sheet roof, set centrally within the yard. Open fronted with rear lean-to offering further storage space.

GENERAL PURPOSE BUILDINGS 30.80m x 10.00m
Steel portal frame, general purpose buildings set to the south of the yard with corrugated sheet and breeze block walls and open fronted access. They are twin-span and offer excellent storage and workshop accommodation.
EASEMENTS, RIGHTS OF WAY & WAYLEAVES
The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. We are not aware of any rights of way crossing the property.

The property has the benefit of a right of way from the public highway leading to the property. It also benefits from right of way leading off Back Lane.

SPORTING, TIMBER & MINERAL RIGHTS
Sporting, Timber and Mineral rights are in hand and included in the sale.

BOUNDARIES
The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

METHOD OF SALE
The property is being offered for sale by Private Treaty as a whole.

The sale of the property is being handled by Edward Wilkinson and Tom Watson. Anyone with queries of the sale process should contact the above at the agents Malton office on: 01653 697 820 or email: edward.wilkinson@cundalls.co.uk / tom.watson@cundalls.co.uk

GENERAL INFORMATION
Services: Mains water, electric and drainage.
Council Tax: The static caravan is assessed as band A with £1347 payable for 2021-2022.
Planning: North York Moors National Park – 01439 772700
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing: Via appointment only. Please contact Cundalls: 01653 697820
Guide Price: £275,000

NOTICE:
Details prepared August 2021
All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the Agents employment has the authority to make or give any representation or warranty in respect of the property.
Borrowby Barn was granted planning consent in May 2021 for the redevelopment of the traditional barn for the creation of a three-bedroom dwelling.

It is to be utilised as a principal residence with occupants to occupy the premises as their home, irrespective of where they have previously occupied. It differs from the local occupancy clauses and full details, drawings and plans can be access online or at the Agents Office.

The application also ties the Barn to the farmyard and land to prevent and future sale of part of the property.