

**BUCKTHORN FARM, HAYGATE LANE
PICKERING, NORTH YORKSHIRE**

Cundalls





LIFESTYLE & LEISURE DEVELOPMENT

**BUCKTHORN FARM, HAYGATE LANE
PICKERING, NORTH YORKSHIRE
YO18 7JN**

Pickering 1 mile, Malton 8 miles, York 25 miles, Leeds 2 miles (all distances approximate)

A multi-faceted leisure property which comprises of a substantial detached house, a 5 CL caravan site and leisure site with permission to site lodges or static caravans.


The infrastructure for the site is in place with sewage treatment works and services laid on to the pitches.

- Buckthorn Farm, an immaculately presented detached property providing 2,700 square feet of versatile accommodation with private gardens, off street parking and double garage.
- Full Planning Permission granted for an 8 double pitch site. Huge potential to create a well-situated leisure business.
- 5 Pitch CL site with further business or development potential (subject to all necessary planning consents)
- Located on the fringes of Pickering within easy reach of the town and its many amenities.

NO ONWARD CHAIN

GUIDE PRICE £975,000

DESCRIPTION
<p>A well situated leisure development opportunity comprising a sizable main house, full planning permission for an 8 double pitch holiday lodge/static caravan site and an existing 5CL caravan site. In all 4 acres.</p> <p>HOUSE</p> <p>Buckthorn House comprises a two storey brick built property which in all comprises 2,700 square feet with especially well-proportioned rooms and well cared for accommodation. In brief, entrance reception area, large dining kitchen with a good quality range of granite topped kitchen cabinets and island unit with integrated appliances, boot room and cloakroom. Garden room with French doors opening out onto the south facing garden, inner hall with study and the triple aspect sitting room. There are three very large bedrooms over the two floors, each with either an en-suite bath or shower rooms. The property has an integral double garage, large driveway and lawned gardens to three sides.</p> <p>LODGE SITE</p> <p>The site has had full planning passed for the siting of 8 double or single static holiday caravan/lodges which would have 11 month occupancy. (Planning Reference 09/00110/FUL). The infrastructure for the site is all in place, with just the lodges remaining to be sited. Ideal for a purchaser keen to create a leisure business with the majority of the work already done.</p> <p>5CL SITE WITH POTENTIAL</p> <p>A grass paddock stands to the western boundary on which the 5CL Caravan and Camping site currently operates from. We understand that planners have indicated they may look favourably on extending the existing lodge/static caravan scheme into the CL site, subject to all necessary planning consents.</p>
LOCATION
<p>Buckthorn Farm lies off Haygate Lane on the southern edge of Pickering town. Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers.</p>

ACCOMMODATION
<p>ENTRANCE RECEPTION AREA 5.70 m (18’7”) x 3.70 m (13’1”) Glazed doors with full height windows to both sides to the front and rear. Tiled floor. Two radiators set behind a fretted cover.</p> 
<p>INTEGRAL DOUBLE GARAGE 6.70 m (22’0”) x 5.70 m (18’8”) Pair of electric up and over doors to the front. Electric light and power. Floor standing Firebird oil fired central heating boiler. Hot water cylinder with heating controls. Electric board for the property. Electric consumer units for the site.</p>
<p>DINING KITCHEN 7.73 m (25’4”) x 4.90 m (16’1”) Range of fitted base and wall units topped with gold granite worktops incorporating Belfast sink unit. Island unit with matching tops incorporating the induction hob. Crema AGA set into a recess with tiled backs. Integrated electric oven and microwave. Pair of windows to the side. Beam. Coving. Recessed ceiling lights. Radiators. Dishwasher point. Large walk in store room or cloaks cupboard. French windows opening into the Conservatory.</p>



CLOAKROOM

1.80 m (5'11") x 1.00 m (3'3")

Low flush WC. Pedestal wash hand basin. Casement window to the rear. Tiled floor.

CONSERVATORY

9.00 m (29'6") x 3.80 m (12'6")

Windows to two sides overlooking the garden. Pitched translucent roof. Tiled floor. Radiators. Wall light points. Double doors to the Sitting Room.



INNER HALL

Radiator. Fitted storage cupboard. Coving. Recessed lighting.

OFFICE WITH STORAGE

2.60 m (8'6") x 2.10 m (6'11")

Fitted storage with sliding doors. Radiator. Inner windows. Telephone point. Coving.

SITTING ROOM

7.60 m (24'11") x 4.54 m (14'11")

Dual aspect room with windows to the front and side. Brick fireplace with an oak mantel housing the wood burning stove. Coving. Recessed ceiling lights. Three radiators. Television point. Oak beam. Stairs to the First Floor.



GROUND FLOOR BEDROOM ONE

5.45 m (17'11") x 3.96 m (13'0")

Large double room with a walk in storage area. Dual aspect with windows to the front and side. Television point. Recessed ceiling lights. Two radiators. Coving.



EN-SUITE SHOWER ROOM

2.77 m (9'1") x 2.00 m (6'7")

Bath with tiled surround. Corner shower cubicle. Low flush WC. Pedestal wash hand basin. Casement window. Fully tiled walls. Chrome heated ladder towel rail. Extractor fan. Electric shaver point. Recessed ceiling lights.



FIRST FLOOR - Large landing with ample space to create a study or seating area. Velux roof light. Radiator.

BEDROOM TWO

5.50 m (16'5") x 4.56 m (15'0")

Large double room with walk-in fitted storage cupboard. Radiator. Casement window to the front. Eaves storage cupboard.



EN-SUITE SHOWER ROOM

2.44 m (8'0") x 2.27 m (7'5)

Corner shower cubicle. Low flush WC. Pedestal wash handbasin. Velux roof light. Fully tiled walls. Radiator. Extractor fan.



BEDROOM THREE

5.00 m (16'5") x 4.10 m (13'5")

Large double room with walk-in fitted storage cupboard. Radiator. Casement window to the front. Eaves storage cupboard.



EN-SUITE SHOWER ROOM

2.44 m (8'0") x 2.27 m (7'5)

Corner shower cubicle. Low flush WC. Pedestal wash handbasin. Velux roof light. Fully tiled walls. Radiator. Extractor fan.



HOLIDAY CHALET SITE

Full planning has been granted to allow for 8 static holiday lodges/static caravans. The approved plans allow for what will be an attractive site, with generous pitch sizes, private parking and positioned in a pleasant rural position with amenity ground at its centre. (09/00110/FUL)

The site has permission for occupancy for 11 months of the year, with no occupation between 31st January and 1st March in any one calendar year.

The current owners have substantially altered and developed the park to create a solid infrastructure for the lodges including ground works, services laid on including the installation of a private sewage treatment centre and electrics to each pitch. The site offers huge potential to create a high quality static site and a one off leisure business, privately positioned, yet within easy reach of this popular market town.



TOURING CARAVAN SITE

There is a further 5 pitch touring caravan site to the immediate west of the house and a camping area adjacent to the static site.

The owner informs us that they have had a positive response from the planners on the subject of extending the existing lodge scheme into the CL site.





FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LANDPLAN



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GENERAL INFORMATION - REMARKS & STIPULATIONS

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.

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. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water and electric. Oil fired central heating. Sewage treatment plant for drainage.
Planning: North Yorkshire County Council (Ryedale)
Council Tax: F
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
EPC: Current D/67 Potential B/88
Details prepared October 2024
Post Code: YO18 7JN

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

