



Moss Lane, Moss Gate, Stone, ST15 8RQ



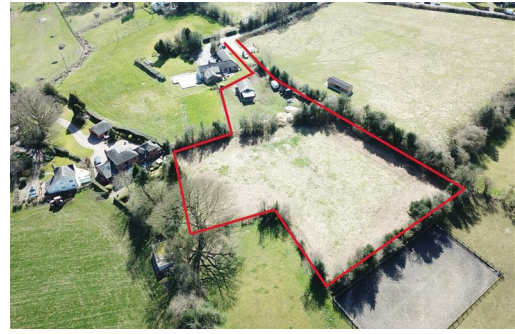
Asking Price £275,000

A rare, if not unique opportunity to acquire a detached barn with permission for conversion set in approximately 1.28 acres of garden and paddock in a rural hamlet close to Fulford village. The property comprises a compact & bijou brick built barn which has consent for conversion to a single 2 bed dwelling. The property is approached over a long drive off Moss Lane which is shared with the neighbouring house. The original planning consent was granted in 2002, application number 02/42495/FUL and subsequently application number 19/31162/LDCP, the present owner having demonstrated that work amounting to material operation were carried out prior to July 2007. An amazing opportunity to acquire your very own seat in the country. Viewing essential.



01785 811 800

<https://www.tgprop.co.uk>



General Information

Services; Mains water and electricity are available for connection, prospective purchasers should satisfy themselves as to the nature and suitability of services. Any required easements will be granted by the vendors.

Tenure; Freehold

Viewing by appointment, and agent will show you the property.

For sale by private treaty, subject to contract.

Vacant possession on completion.





Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	