



Thirsk Road, Easingwold Guide Price £300,000

An exciting residential development opportunity on the rural fringes of Easingwold to convert a modern portal framed agricultural barn with a 297 sq m/3,196 sq ft footprint into a substantial residential dwelling with a 1 acre paddock. There is also an option to purchase an adjoining 4.65 acres that comprises of further grazing land, large pond and woodland.

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Lot 1

Located just under a mile outside Easingwold off Thirsk Road, and 0.20 of a mile off the A19, the existing barn footprint is approximately 3,196 sq ft (297 sq m) and has a minimum internal height of 12'6" (3.81m) to a maximum of 16'6" (5.03m).

Lot 2 - Offers in excess of £95,000

Lot 2 comprises of approximately 4.65 acres that includes further grazing land, a substantial pond and an area of native woodland. Please note that Lot 2 is only available to purchase in conjunction with the sale of Lot 1.

Planning Overview

Planning permission was granted by North Yorkshire Council on 18 July 2023 for the "permission in principle for conversion of an agricultural building to a minimum and maximum of 1 residential dwelling (C3)"

Planning Reference - ZB23/01242/PIP

An electronic copy of the approved plans are available from the selling agent upon request or they can be viewed online through North Yorkshire Council's open access portal.

Please also note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule. Details of the charging schedule are available on the council website at www.northyorks.gov.uk

Services

Mains water and electricity are understood to be available to the site and buyers should make sure that their own connections can be made by contacting the appropriate authorities:

LOCAL AUTHORITY

North Yorkshire Council
Civic Centre
Stone Cross
Northallerton
DL6 2UU

HIGHWAYS

Hambleton District Council
Civic Centre
Stone Cross
Northallerton
DL6 2UU

ELECTRICITY

Northern Electrical Distribution
Carliol House
Market Street
Newcastle
NE1 6NE

WATER

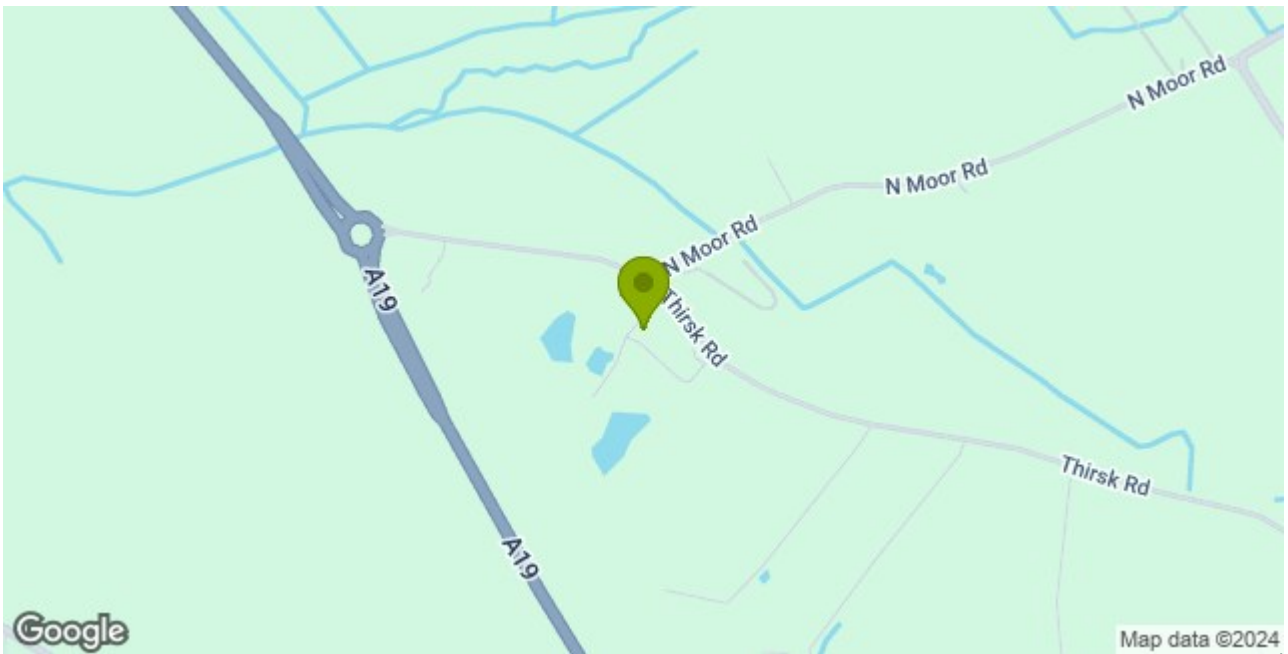
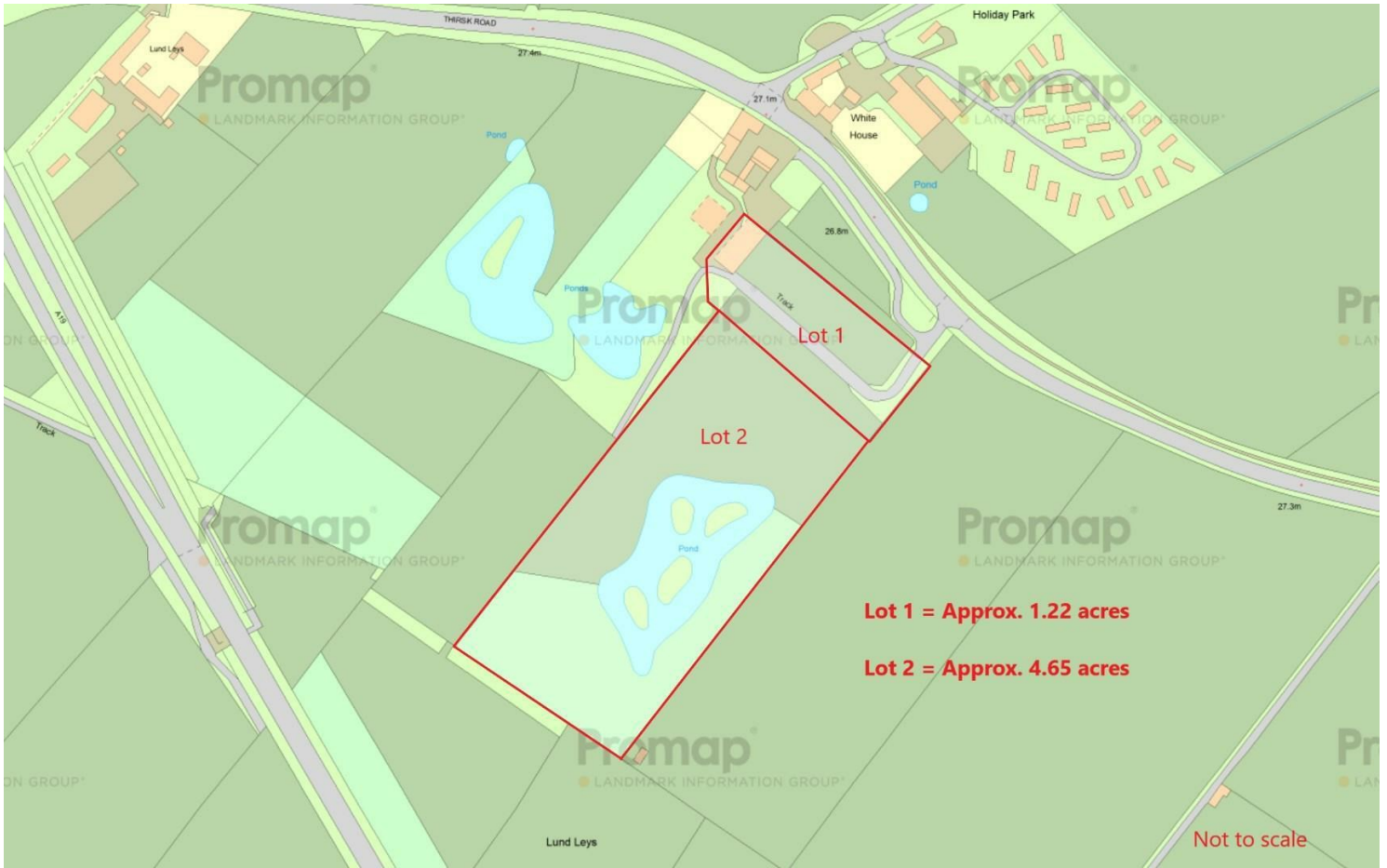
Yorkshire Water Services
PO Box 99
Bradford
BD3 7YB

Tenure

We understand the tenure to be freehold, although we have not seen any sight of title deeds or other legal documents.

Viewings

Please note that all site viewings are strictly by prior appointment through Stephensons in Easingwold



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Associates

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