

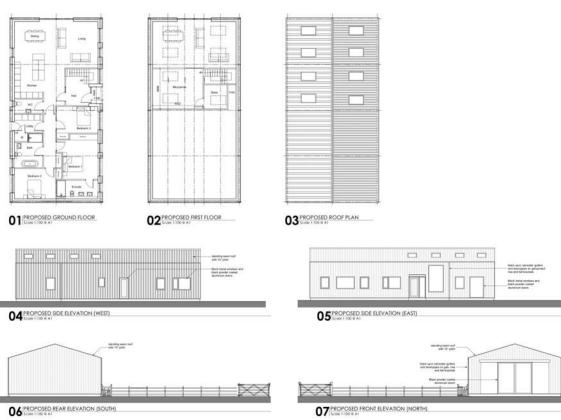
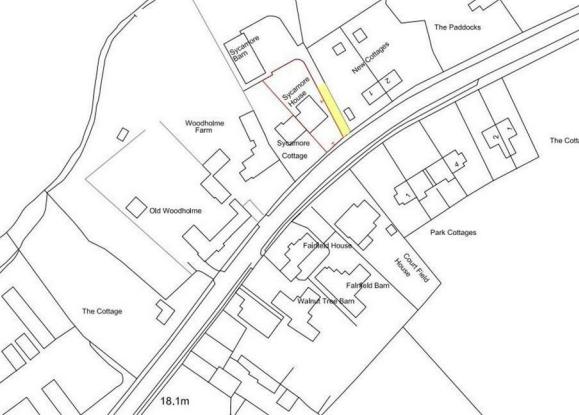


## Aldwark, Alne, York Guide Price £400,000

A rare and exciting opportunity within one of the area's most sought after villages to convert a 2001 built steel portal frame barn into a contemporary 3 bedroom home of around 1,808 sq ft (168 sq m) that comes with an adjoining 1 acre paddock.

\*\*\* OUTSTANDING RESIDENTIAL DEVELOPMENT OPPORTUNITY \*\*\*

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for **stephensons1871**.



## Planning Overview

Planning approval was granted by North Yorkshire Council on 7 August 2024 for the "Application to Determine if Prior Approval is Required for Conversion of Agricultural Building to Form One Dwellinghouse"

Planning Reference - ZZB24/01066/MBN

An electronic copy of the approved plans along with a structural survey report of the barn 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](http://www.northyorks.gov.uk)

## Tenure

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

## 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

## Viewings

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



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

Map data ©2024

Associates

N Lawrence

