



Aldwark, York Guide Price £700,000

An exciting residential development opportunity on the fringes of Aldwark to convert x2 substantial barns into 4 contemporary rural homes.

Barn 1 has a footprint of 2,997 sq ft (278.5 sq m) and planning in place to create x3 1,065 sq ft (99 sq m) 3 bedroom new homes.

Barn 2 has a footprint of 3,535 sq ft (328 sq m) and planning in place to create x1 4,908 sq ft (456 sq m) 5 bedroom new home.

Developers should also be aware that an option may be available to purchase at a later date; the range of brick built barns (approx 3,750 sq ft/348 sq m) and some of the adjoining 12 acres of land by separate negotiation.



Planning Overview

Planning permission was granted by North Yorkshire Council on 13 June 2024 for the "Proposed Change of Use of Agricultural Buildings to 4 Dwellinghouses (Use Class C3)"

Planning Reference - ZB24/00724/MBN

An electronic copy of the approved plans are available from the selling agent on request or can be viewed 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

Value Added Tax (VAT)

Please note that we have been advised by the seller's accountants that VAT will be chargeable on the purchase of the barns and that Stamp Duty will be calculated on the VAT inclusive cost.

We also understand that the subsequent residential sales once the barns have been converted will be zero rated. All interested parties are strongly recommended to seek their own independent advice on this particular matter prior to making a formal offer.

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 - 0300 131 2131 - www.northyorks.gov.uk

HIGHWAYS

NY Highways - 01609 798170 - www.nyhighways.co.uk

ELECTRICITY

Northern Power Grid - 0800 011 3433 - www.northernpowergrid.com

WATER

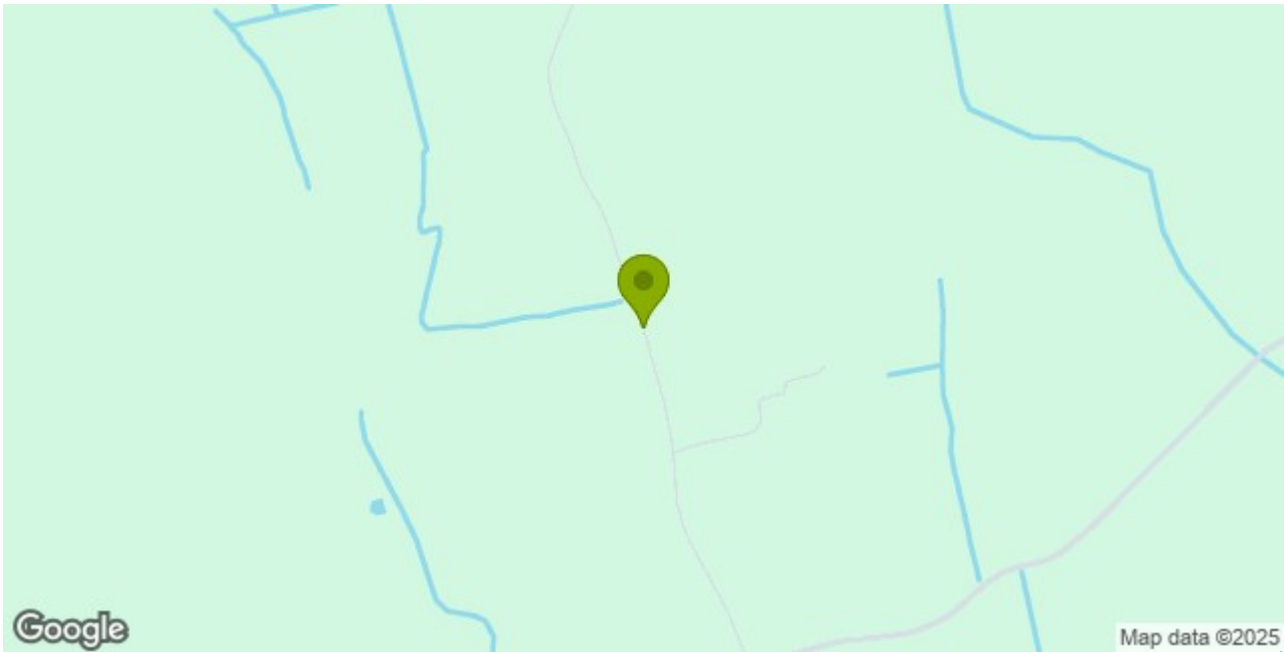
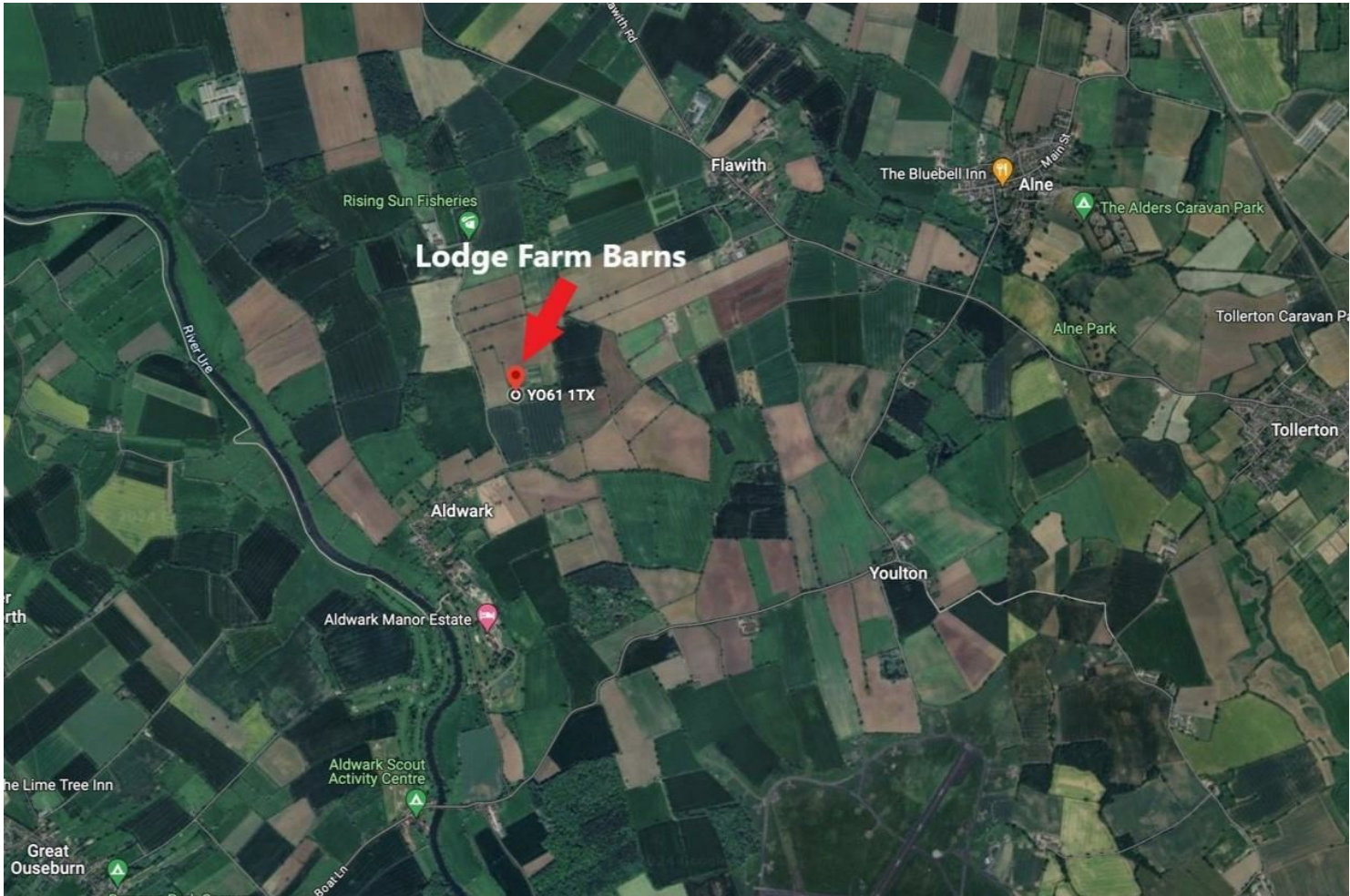
Yorkshire Water - 0345 124 2424 - www.yorkshirewater.com

Tenure

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

Viewings

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)

Associates

N Lawrence

