



Sutton On The Forest, York Guide Price £350,000

An exciting residential development opportunity in an idyllic rural setting less than 7 miles north of York to convert a modern portal framed agricultural barn with a 200 sq m/2,160 sq ft footprint into a substantial new 263 sq m/2,830 sq ft dwelling set in around 2 acres.

*** EXCITING DEVELOPMENT OPPORTUNITY ***



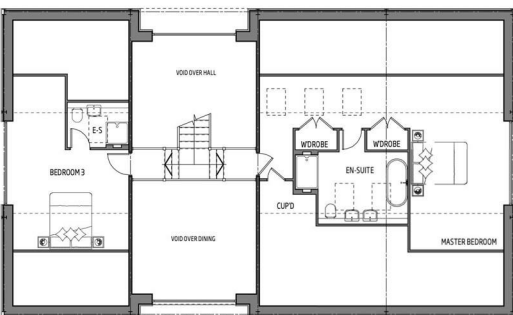
ELEVATION ASPECT NORTH

SCALE 1:100 @ A1



GROUND FLOOR PLAN

SCALE 1:100 @ A1



FIRST FLOOR PLAN

SCALE 1:100 @ A1



ELEVATION ASPECT SOUTH

SCALE 1:100 @ A1



Planning Overview

Planning approval was granted by North Yorkshire Council on 1st July 2024 for the "Prior Notification of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3) and for Associated Operational Development"

North Yorkshire Council, being the Planning Authority for the purposes of your notification of proposed development which was received on 7 May 2024, as described above conclude that the works fall within the permitted development provisions to change the use of the building and that no further approval is required in this instance subject to the condition that the development be completed within a period of three years starting with the date of this prior approval pursuant to the Town and Country Planning (General Permitted Development) Order 2015 and in accordance with the conditions set out within the Decision Notice

Application No. ZB24/00939/MBN

Electronic copies of the approved plans and conditions outlined within the Decision Notice are available from the selling agent upon request or 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

The Barn

The barn's footprint is approximately 18.29m x 10.97m (200 sq m) / 60'0" x 36'0" (2,160 sq ft) and the planning consent in place is to create a 4 bedroom new dwelling with an approximate gross internal floor area of 263 sq m/2,830 sq ft

The barn sits within a plot of around 2 acres.

Please note that all dimensions and land areas stated within these particulars are approximate and offered purely for guidance.

Location Overview

Including a paddock of approximately 1.75 acres the barn stands within a site of just over 2 acres in total and is located 170m off the single track Sparrington Lane and 405m off Stillington Road (B1363), the barn is located 1 mile north of Sutton-on-the-Forest, 1 mile east of Huby, 4 miles from Easingwold and 7 miles north of York (A1237)

Services

Mains water and electricity have yet to be connected to the barn and our Client has received an estimated quote from Northern Power Grid of £33,600 for their connection. Buyers are however encouraged to obtain their own quotes prior to submitting an offer by contacting the appropriate authorities:

ELECTRICITY

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

WATER

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

HIGHWAYS

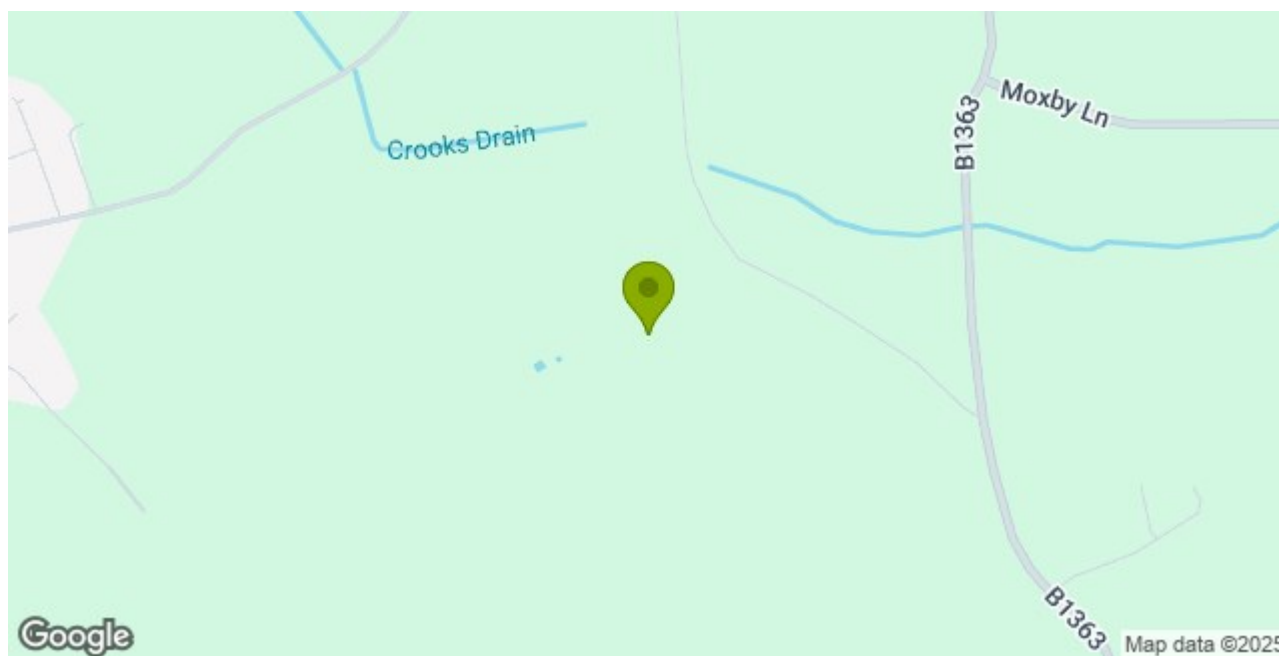
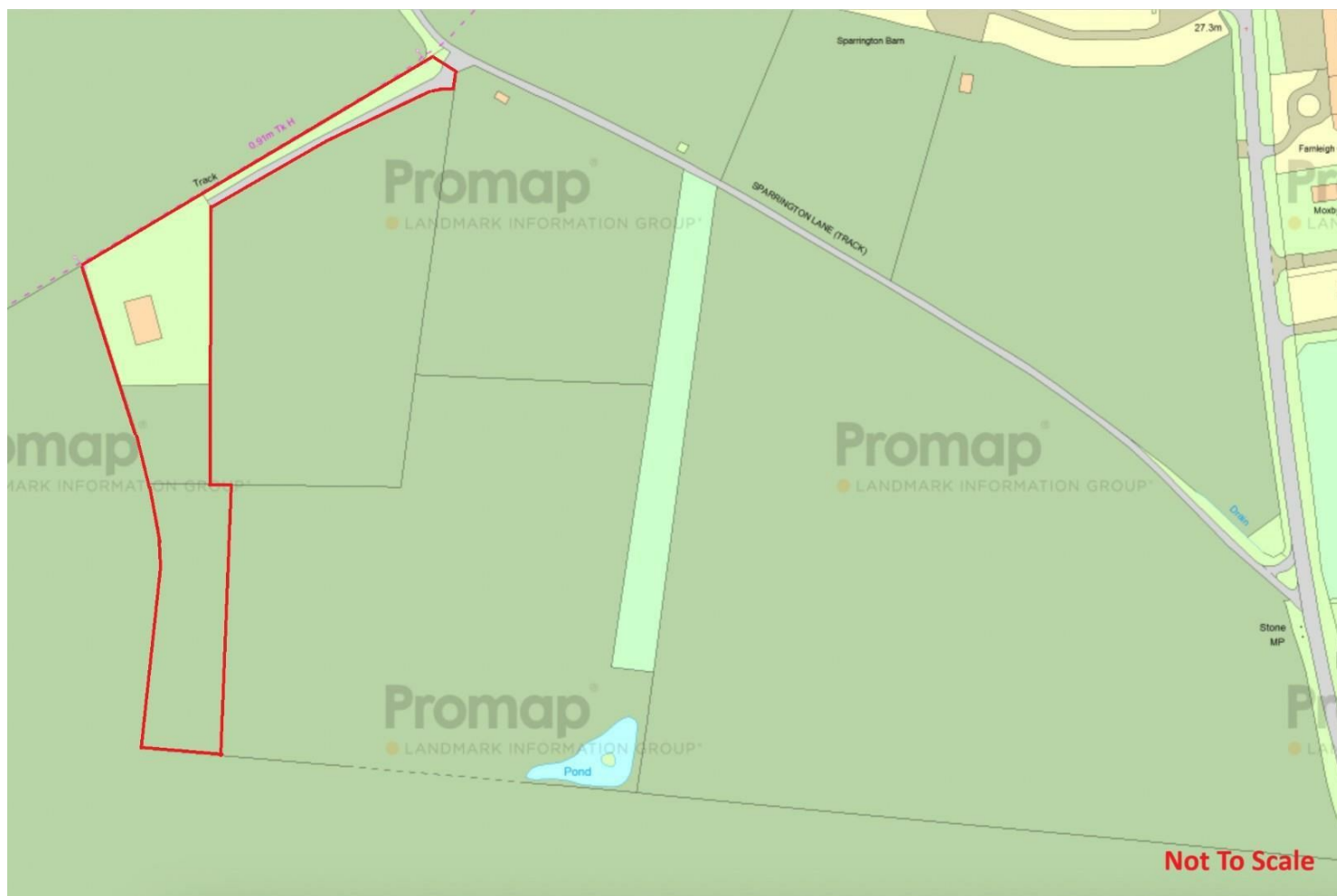
NY Highways - 01609 798170 - www.nyhighways.co.uk

LOCAL AUTHORITY

North Yorkshire Council - 0300 131 2131 - www.northyorks.gov.uk

Tenure

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



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

