



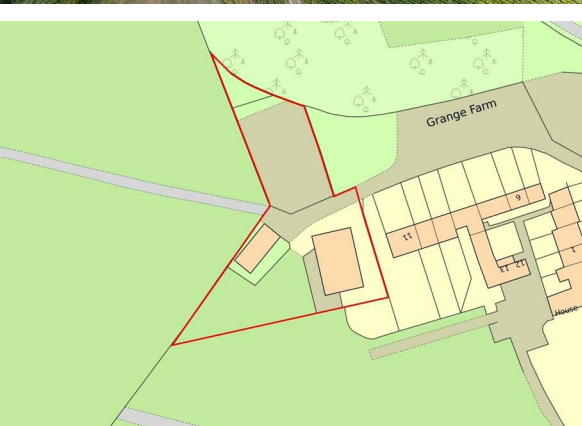
Development Opportunity, Claxton, York Guide Price £250,000

The property offers a fantastic development opportunity to provide a large three bedroom family home, set in approximately 0.66 acres.

The planning permission granted would provide over 2,500 sq.ft of living space, with a large open plan kitchen, living and dining room, in addition to a family area, office, utility and boot room.

In addition, there is a useful storage/outbuilding and a full size tennis court.

The proposed dwelling and south-west facing garden will benefit from excellent open views of the surrounding North Yorkshire countryside.



DESCRIPTION

The property previously formed part of a holiday letting complex and provides an indoor swimming pool, separate storage building and tennis court, set in approximately 0.66 acres. The swimming pool building has since been granted planning permission for conversion into a three bedroom dwelling with large open plan kitchen, dining and living area.

The proposed dwelling would provide over 2,500 sq.ft of ground floor living accommodation, good sized south-west facing garden, outbuilding and its very own tennis court. The property and gardens will benefit from idyllic views over the surrounding countryside and North Yorkshire landscape beyond.

LOCATION

The site is located approximately 1 mile to the west of the North Yorkshire village of Claxton and benefits from excellent access onto the A64. The site forms part of the Claxton Hall Cottages development, which comprises a small cluster of residential dwellings, set in an attractive and desirable rural environment.

SERVICES

We understand that the site benefits from mains water and electricity.

PLANNING

By decision number ZE23/06904/FUL planning consent was granted on 26 March 2024 for "change of use of existing swimming pool building to form lno. local needs occupancy three-bedroom dwelling to include parking and amenity areas".

Full details can be obtained from the North Yorkshire Council planning portal.

TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATE

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VIEWINGS

Viewings strictly by appointment with the sole selling agent - contact Stephensons Estate Agents (01904 625 533).

COSTS

Each party is to be responsible for their own legal costs incurred in connection to the transaction.

VALUE ADDED TAX

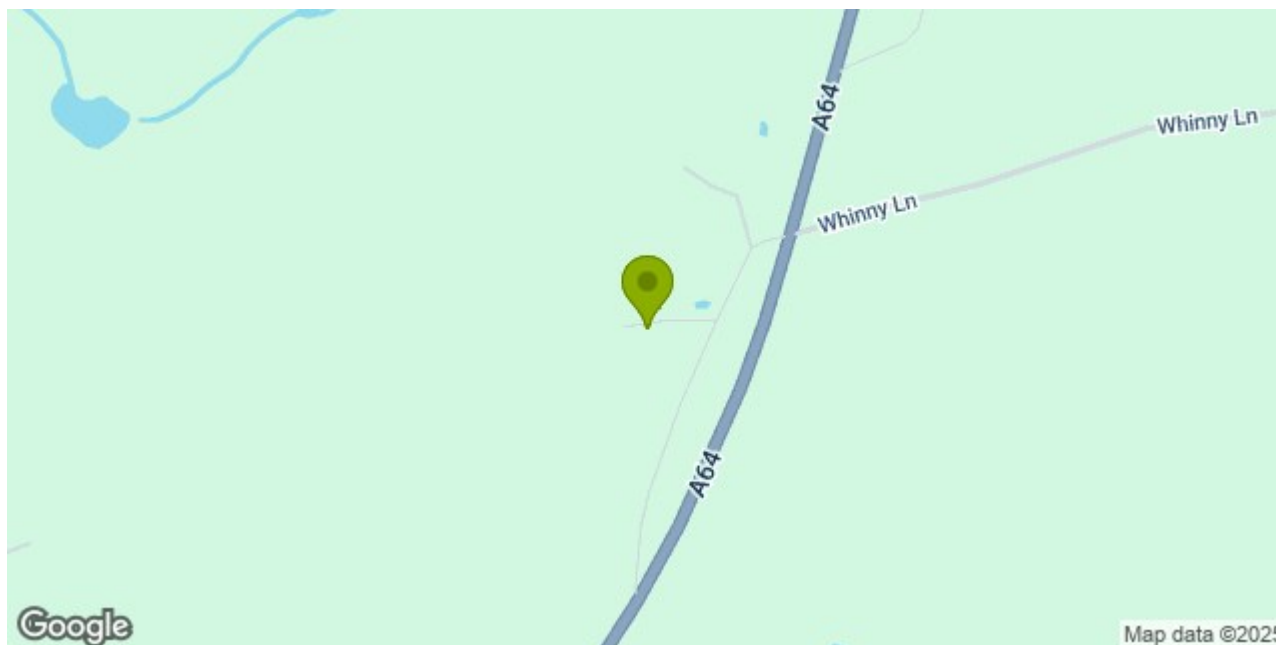
All figures quoted are exclusive of VAT.

DATE PREPARED

September 2024

AGENTS NOTE

The tennis court to the north is to be subject to a 50:50 overage provision in respect of any uplifts in value attributable to any future residential planning consents for a term of 25 years from the date of sale.



Stephensons

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