



# RESIDENTIAL DEVELOPMENT SITE SMALLWAYS COUNTRY INN NEWSHAM



A period detached former country public house property of great character set in open countryside with fine views, providing substantial accommodation with planning consent granted for conversion to four residential houses within a courtyard setting, offering great further development potential.

"Smallways" is well located for local villages and market towns, the Yorkshire Dales National Park and the main A66 road communications to the Lake District and the major centres of the region.

**FREEHOLD** 

MAINS ELECTRICITY & WATER

SITE AREA: 0.88 ACRES

**SEPTIC TANK DRAINAGE** 

VIEWING STRICTLY BY APPOINTMENT

Price: £400,000



Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract

L019 Ravensworth 01670 713330

### Smallways Country Inn, Newsham, DL11 7QW

## PLANNING CONSENT – Decision No: ZD23/00684/FULL

Granted by North Yorkshire Council on 20<sup>th</sup> February 2024 for "Conversion of the pub into 4 No. Residential Dwellings".

### **Proposed Accommodation**

**Cottage 1**: 82m<sub>2</sub> / 670sq. ft

Living Room, Kitchen, Utility, Bathroom/WC, Bedroom

**Cottage 2:** 82m<sub>2</sub> / 880sq.ft

Hall, Living Room/Kitchen, Utility, Bathroom/WC, Bedroom

**<u>Dwelling House 1:</u>** 108m<sub>2</sub> / 1160sq.ft

Hall, WC, Living Room, Kitchen/Dining, Utility, 2 Bedrooms, Bathroom/WC

**Dwelling House 2:** 163m<sub>2</sub> / 1750sq. ft

Hall, WC, Living Room, Kitchen/Dining, Utility, 3 Bedrooms, Bathroom/WC

# 1 Bed Single Storey Cottage 62sqm (670sqft) 2 Bed Two Storey Dweling 108sqm (1150sqft) 108sqm (1150sqft) 10sqm (1150sqft) 10

**Smallways Country Inn** 









FIRST FLOOR