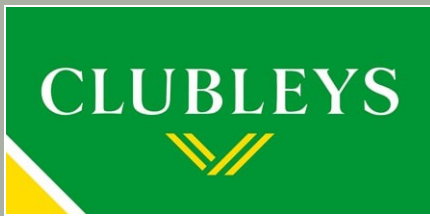


Station Farm Barns, Rice Lane,
York, Flaxton, YO60 7PZ
Offers In Excess Of £250,000



A fantastic opportunity for conversion of an agricultural building to form a substantial four-bedroom dwelling in the sought-after village of Flaxton

This property is Freehold. Ryedale District Council.



Tenure: Freehold
Ryedale District Council
BAND:

A fantastic opportunity for conversion of an agricultural building to form a substantial four-bedroom dwelling in the sought-after village of Flaxton

LOCATION

Station Farm Barn is located less than half a mile north of the village of Flaxton, situated next to a country pub and associated holiday cottages, in open Yorkshire countryside. Station Farm Barn benefits from road frontage onto Rice Lane and is less than two miles from the A64.

The property is approximately nine miles northeast of the historic City of York which offers a large selection of retail, leisure and recreation facilities. The village of Flaxton boasts a pub, golf course, sports bar and hotel and is located approximately five miles north west of Stamford Bridge and approximately 11 miles south west of Malton.

DESCRIPTION

A fantastic opportunity for conversion of an agricultural building to form a substantial four-bedroom dwelling with family bathroom and ensuite to the master bedroom. The property also benefits from a detached domestic outbuilding within a private courtyard.

The property offers an exciting opportunity to convert a traditionally constructed brick built agricultural building at the heart of the original farm steading, with the whole plot extending to approximately 565sqm.

PLANNING

The barn has a gross internal floor space of approximately 279sqm (3,000sqft) and has been granted prior approval for the conversion to residential use under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Permission has been obtained and further details can be viewed under planning reference 22/00870/GPAGB on the Ryedale District Council website.

TENURE

The property is offered freehold with vacant possession.

SERVICES

There are no services connected to the property.

LOCAL SCHOOLS

The Barn is within catchment for Robert Wilkinson Primary Academy in Strensall, which is rated Outstanding by Ofsted. The property is also located within the catchment area for a further two primary schools. Terrington Hall Prep School is also located less than eight miles away.

Fulford School and Archbishop Holgate's School are the local secondary schools to Flaxton. There is also an offering of Public schools including St Peter's School and Bootham School in York which are less than 10 miles away from Flaxton.

ACCESS

The property is accessed via a Right of Way which passes along the south western elevation of the existing barn.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

LOCAL AUTHORITY

Ryedale District Council

METHOD OF SALE

The property is offered for sale by Private Treaty, however the Vendor reserves the right to conclude the sale by any means.

GUIDE PRICE

Offers in Excess of £250,000

VIEWINGS

Viewings are strictly by appointment only, with appointments being made via Clubleys' Stamford Bridge office:

Tel: 01759 373709

Email: sb@clubleys.com



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

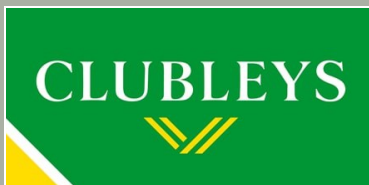
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.