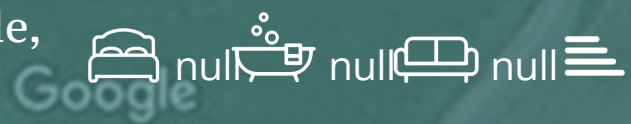




LAND Land at Melgoats Farm, Exelby, Bedale,  
Offers Over £600,000



**JOPLINGS**  
Property Consultants

Rare to the market. The chance to purchase a building plot with planning for a large 3/4 bedroom detached house, built in a sympathetic barn conversion style in the picturesque village of Exelby, near Bedale.

The site currently comprises of a 7 stall stable block, 5 barns in 3 separate buildings and a number of pig pens. All of which require demolition to meet the planning permission. Added to this is a 2 acre (approx) paddock with separate gated access. Ideal for those looking for a small holding or horse paddock, or simply a little piece of England to call their own.

Planning had previously been granted to demolish the stable block to build a 2 bedroom bungalow. Buyers may want to approach planning to discuss an annexe, home office or new stable block.

Any interested buyer should make their own enquiries with the local authority, with regards to changes to the planning permission or additions they wish to make.

Planning Application No. 22/02625/FUL

### AREA MAP



### DIRECTIONS

Turn off the B6285 into the village of Exelby, follow the road to the very bottom, there is a large wooden workshop on the right. Opposite this on the left is a minor road, follow this road for approximately 1/4 mile and you will find, on your right, the farm buildings giving access to the site.



### VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

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