



The Barn

Grange Farm, Stapleton, Darlington, DL2 2QW



RobinJessop



The Barn

Grange Farm, Stapleton, Darlington, DL2 2QW

An Exciting Opportunity to Purchase a Detached Barn with Permitted Development to Create a Substantial Barn Conversion Within a 0.92 Acre Plot.

- Substantial Barn with Class Q Planning Permission.
- 0.92 Acre Plot
- Rural Location
- Close to Amenities and Transport Links
- Planning Permission for a 4 Bedroom Dwelling
- Offers in Excess of £225,000

SITUATION

Darlington 2.5 miles, Richmond 10 miles, Teesside 18 miles, Northallerton 18 miles, York 53 Miles (All Distances are Approximate).

Stapleton is a small village on the rural outskirts of Darlington. The barn is situated off Strawgate Lane on the edge of a farm steading. The property pleasantly sits offering stunning views of open countryside.

Although the property is rurally based it is also very accessible to the larger towns of Darlington, Northallerton and Richmond. Its proximity to the A1(M) also brings larger centres such as Newcastle, York and Durham into a commutable distance.

DESCRIPTION

The property offers a unique opportunity to purchase the former general purpose building with permitted development to convert it into a substantial four bedroom family home.

The former general purpose building is set in a 0.92 acre plot and offers off road parking. The prepared plans currently provide an open plan living area, kitchen diner, two reception rooms, utility and W.C on the ground floor. As well as

four double bedrooms with en-suite shower rooms. However, these plans could be altered to suit the needs of the owner.

Externally, the property is complemented by a grass paddock and off road parking, providing the purchaser flexibility to landscape the exterior to create a social garden.

The Barn has been prepared for development with a number of major infrastructural works carried out, which include; mains water to the property, ducting in place for electric cables and the asbestos roof has now been removed.

PLANNING

The property has the benefit of Permitted Development for the conversion of the detached general purpose building to create a four bedroom dwelling and parking area in accordance with Application Number 22/00751/APDN by North Yorkshire Council.

A copy of the Decision Notice is attached to these particulars or can be emailed upon request. The purchaser(s) should satisfy themselves that they can comply with the conditions set out in the Approval Notice.

ACCESS

The property has good access to the public highway along a lane which is understood to be maintained by the council. The property will benefit from a right of way over the area marked blue on the attached plan.

SERVICES

The property has mains water to the barn and ducting is in place to connect an electricity supply which will be separately metered.

The purchaser will be responsible for installing their own private water treatment plant.

BOUNDARIES

The Vendors will only sell such interest as they have in the boundary fences, walls, ditches, hedges and other boundaries separating this property from other properties not belonging to them.

EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not.

Without prejudice to the foregoing, it is understood the following:-

1. The property will benefit from a right of way over the area marked blue on the attached plan. This right is granted on the condition that the purchaser and their successors in title will contribute a fair amount to the upkeep and maintenance.
2. There is a right of access granted over the land to the rear of the nearby cottages to enable works in relation to the eastern side of the site to be completed. A condition will be stipulated that the roof and gable end works on the eastern boundary of the site are to be completed including the Yorkshire boarding, within 12 months from and including the date of completion of the buyers purchase of the site.

GENERAL REMARKS AND STIPULATIONS VIEWING

Viewings are strictly by appointment only with Robin Jessop Ltd (01677) 425950.

All interest should be registered with Mitchell Corney BSc (Hons) MRICS FAAV – 01969 622800

TENURE

The property is Freehold and Vacant Possession will be given upon completion.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest and to make sure you are kept informed with regard to the progress of the sale.

METHOD OF SALE

The property is offered for sale, initially by Private Treaty. We reserve the right to conclude the sale by any other method at our discretion.

OFFERS

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, that is to say driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways:-

1. Call into our office;
2. Post to us the original documents for us to copy;
3. A certified copy provided by your Solicitor.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free app is available for iOS and Android smartphones and using the unique sequence of

words below you will be able to pinpoint this property. [///hamsters.wardrobe.cured](https://www.what3words.com/hamsters.wardrobe.cured)

USEFUL ADDRESSES

Vendor's Solicitors

Freeman Johnson Solicitors Darlington
11 Victoria Road
Darlington
County Durham
DL1 5SP

Tel : Number : 01325 466 221

Acting Solicitor : Ed Miller

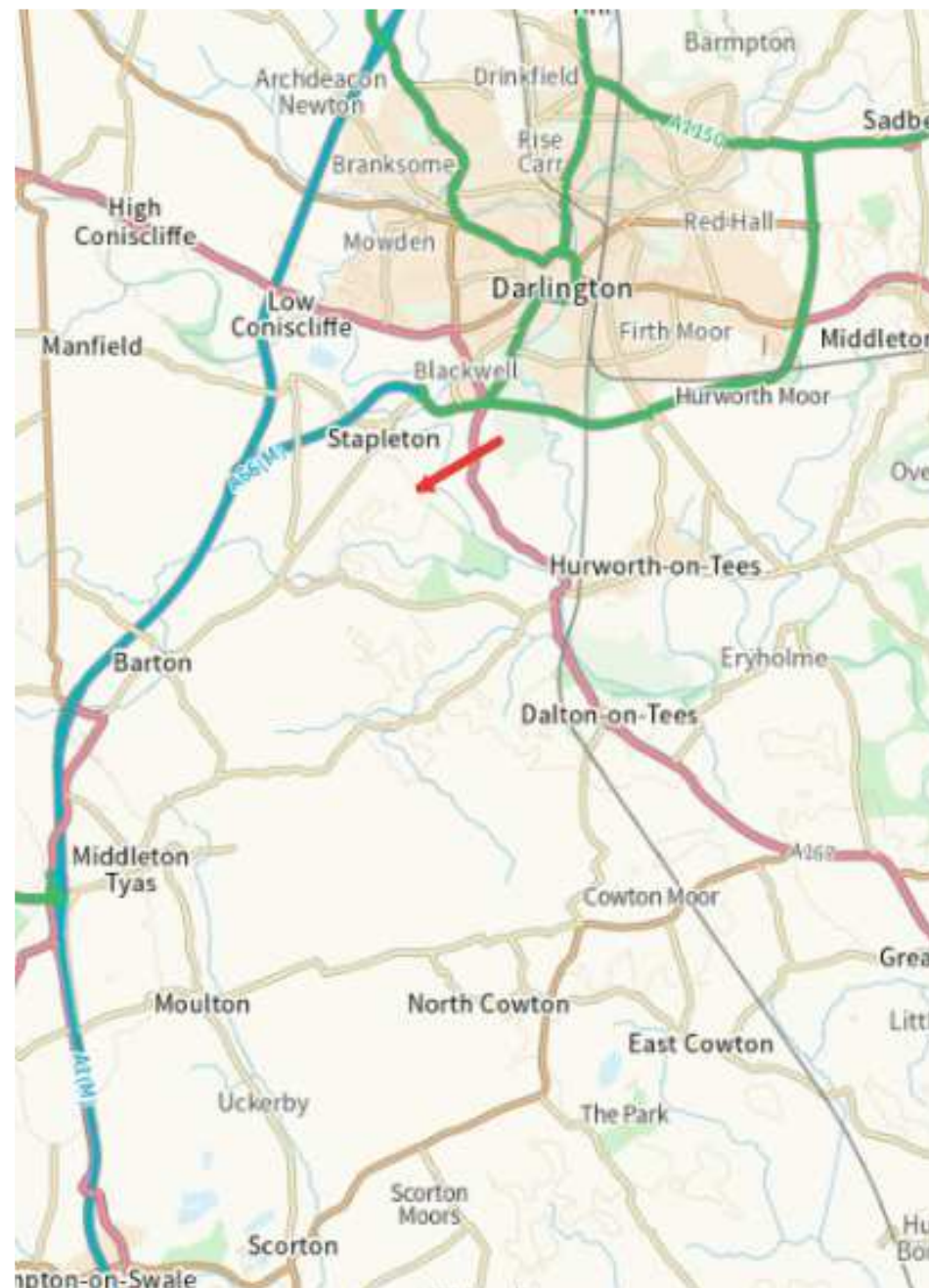
Local Planning Authority

North Yorkshire Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU.

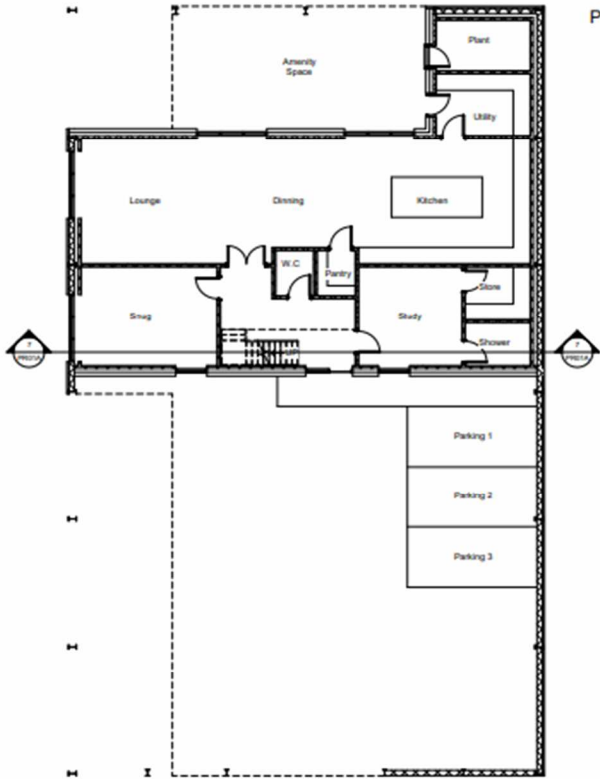
Telephone: 01609 779977.

Design Consultant

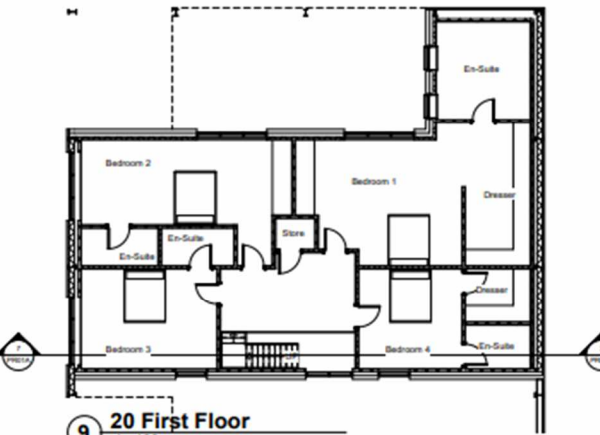
Johnson Clark
Harelands Courtyard Offices,
Moor Rd,
Melsonby,
Richmond
DL10 5NY



Proposed GIA = 348m²



1 10 Ground Floor
1:100



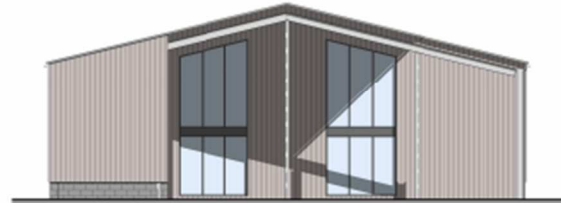
9 20 First Floor
1:100



2 South Elevation
1:100



3 East Elevation
1:100



4 North Elevation
1:100



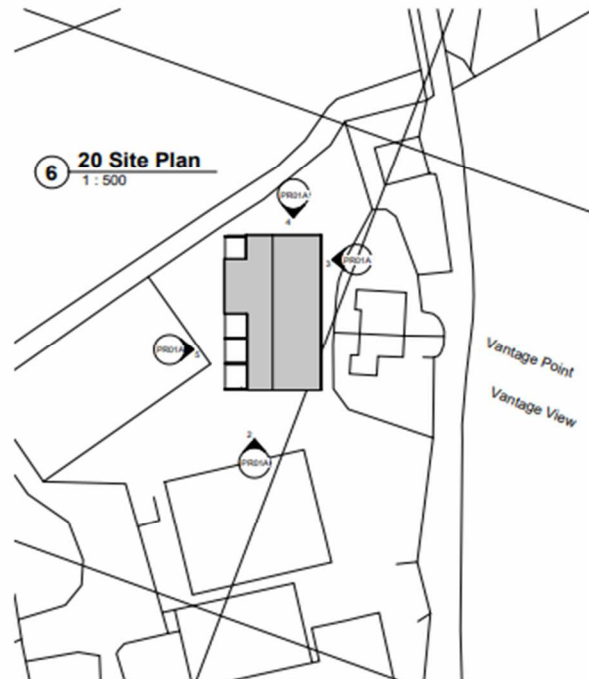
5 West Elevation
1:100



7 Section 1
1:100



8 3D View 1



6 20 Site Plan
1:500

DO NOT SCALE from this drawing.
only figured dimensions are to be taken from this drawing.
The Contractor must verify all dimensions on site must report any discrepancies to the JohnsonClark before commencing work.

This drawing is COPYRIGHT and must not be reproduced without consent of JohnsonClark

Rev	Description	Date

JohnsonClark
building surveys and architecture
www.JohnsonClark.co.uk - 01323 710 300

PROJECT
**Grange Farm
DL2 2QW**

TITLE
**Ag Building Conversion
Proposed Drawings**

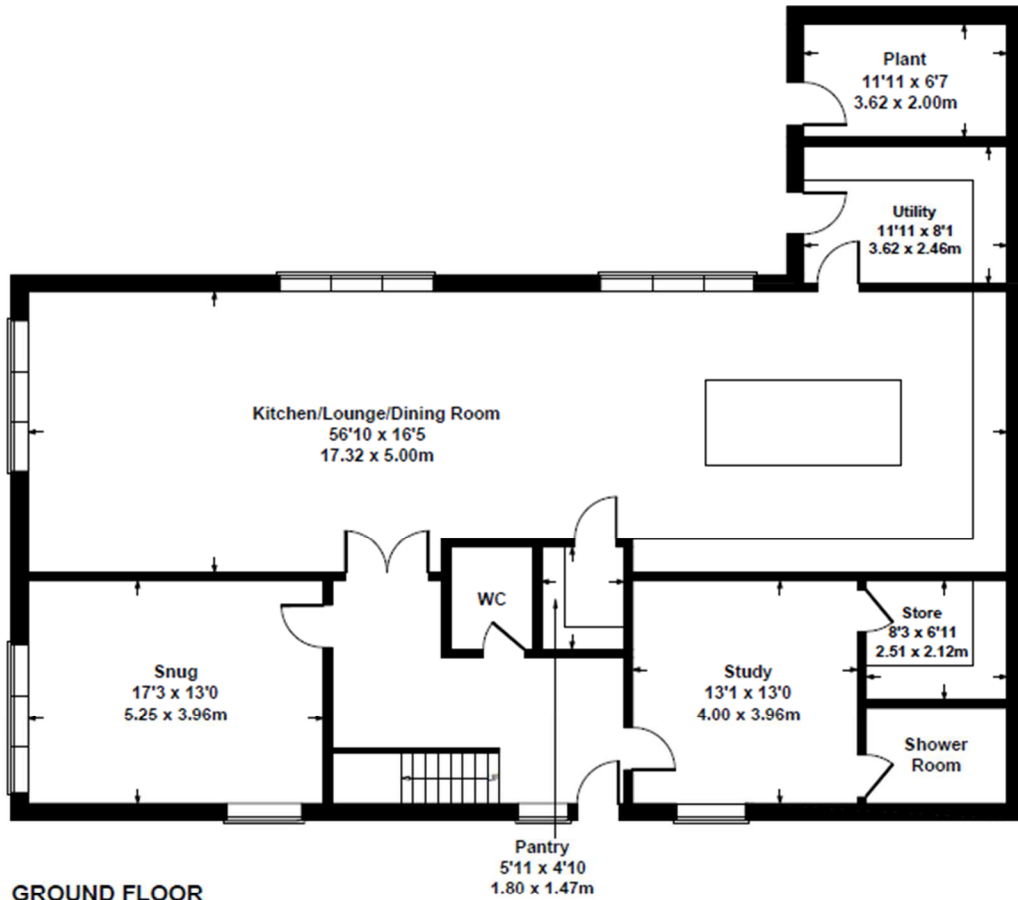
CLIENT
James Shield

DRAWN BY SGC	CHECKED BY SGC	DATE May 2022
SCALE (B A1) As indicated	PROJECT NUMBER P1486	DRAWING NUMBER REV
		PRO1A

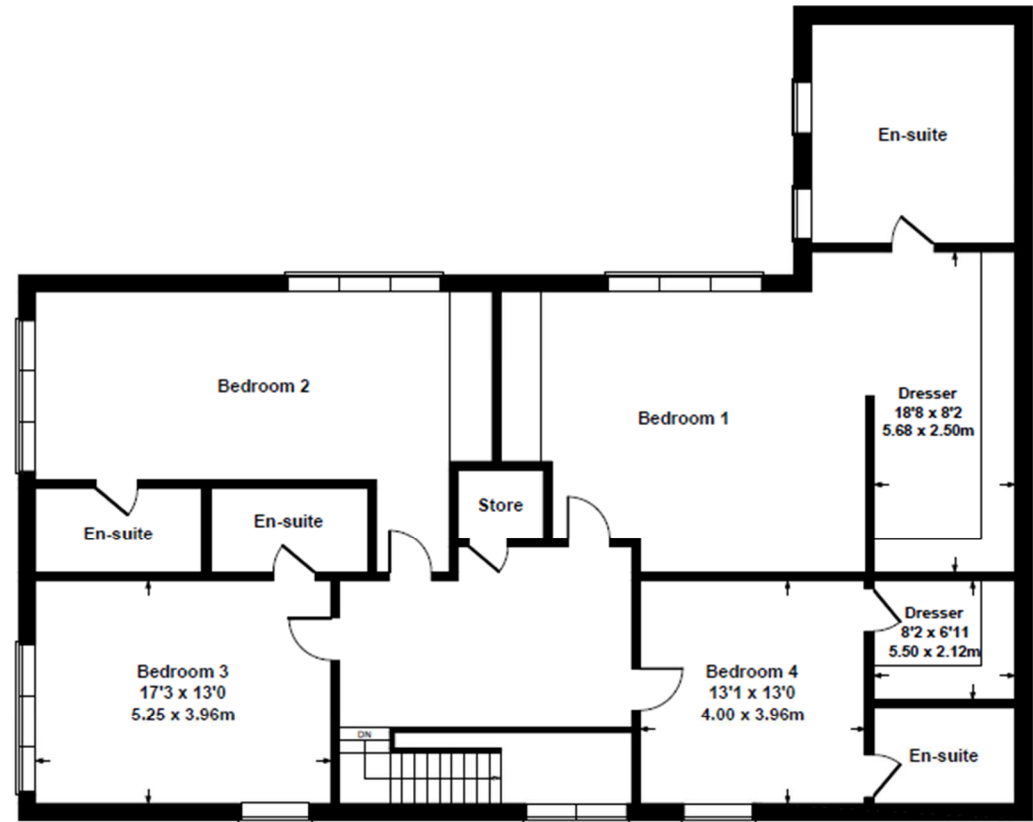
The Barn, Grange Farm, Stapleton

Approximate gross internal area

352 sq m - 3789 sq ft



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk



RobinJessop