



Land and Buildings at Melgoats Farm

Exelby, Bedale, DL8 2HD



RobinJessop



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An Exciting Opportunity to Purchase a Range of Agricultural Buildings With Planning Permission to Create a Substantial Barn Conversion Within a 2.11 Acre Plot.

- Range of Buildings with Full Planning Permission.
- Rural Location
- Planning Permission for a 3/4 Bedroom Dwelling
- 2.11 Acre Plot
- Close to Amenities and Transport Links
- Guide Price: £300,000 - £325,000

SITUATION

Bedale 2.4 miles, A1(M) Interchange at Leeming Bar 3 miles, Northallerton 9 miles, Darlington 21 miles, York 34 Miles (All Distances are Approximate).

Exelby is a small village on the rural outskirts of Bedale. The village benefits from a popular pub and it is in close proximity to the market towns of Bedale and Northallerton, which offer a much wider range of services, amenities and transport links. The development plot is situated on the edge of the village and 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 Bedale. 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 a range of agricultural buildings with planning permission to convert into a very private and substantial three or four bedroom family home.

The range of agricultural buildings are set in a private 2.11 acre plot and offers off road parking. The prepared plans currently provide an open plan ground floor which blends together the kitchen, dining room, sitting room and utility. The ground floor also features a snug which could also be used as a fourth en-suite bedroom. The first floor of the property features three bedrooms and a family bathroom. However, these plans could be altered to suit the needs of the owner.

Externally, the property is complemented by a 2 acre approx. grass paddock and off road parking, providing the purchaser flexibility to landscape the exterior to create a social garden with land to the rear for livestock or horses. The property has been designed and situated to offer a very private family house when developed with a paddock to the rear and also being accessible to nearby market towns.

PLANNING

The property has the benefit of planning permission for the demolition of the agricultural buildings in order to create a three or four bedroom dwelling with private drive and 2 acre approx paddock in accordance with Application

Number 22/02625/FUL 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.

The site previously had planning permission on the stables to build a 2 bedroom bungalow. Buyers may want to discuss further developments of the site directly with the planning department

ACCESS

The property has direct access to the public highway.

SERVICES

The plot has a mains water connection. There is no mains electric to the site. However the vendor has been quoted approximately £3,500 to get the connection.

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.

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.

ASBESTOS

With regards to any asbestos on the holding, a detailed asbestos survey has not been carried out. On completion of the sale, it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.

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.. [///plot.lectures.cherubs](https://www.what3words.com/plot/lectures.cherubs)

USEFUL ADDRESSES

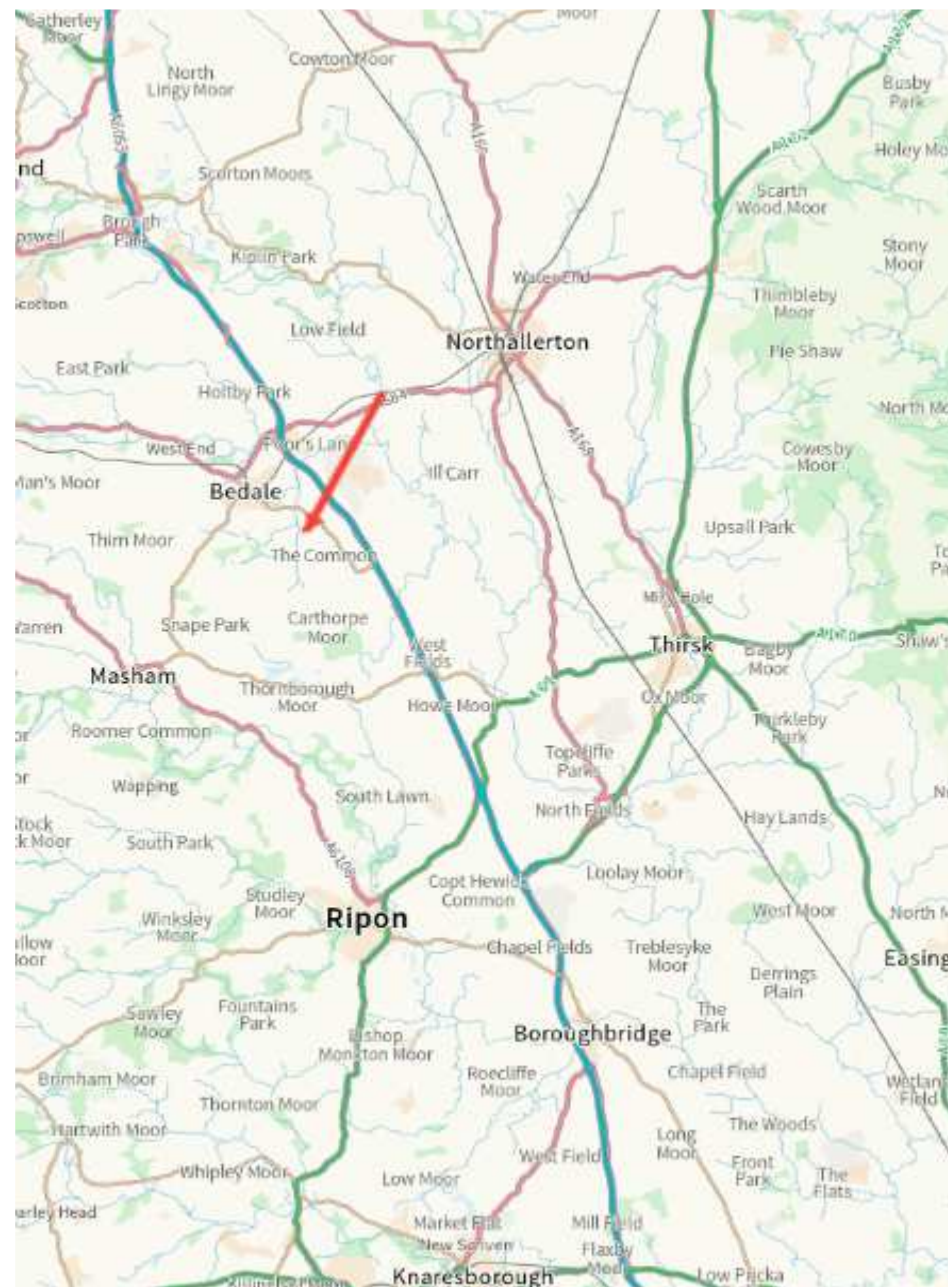
Local Planning Authority

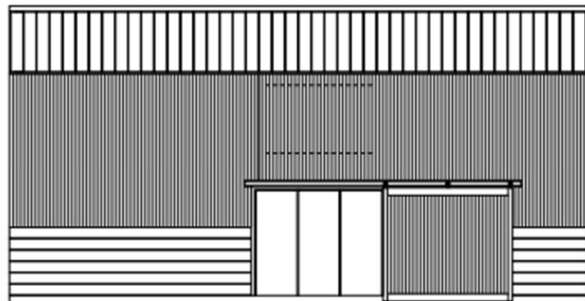
North Yorkshire Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU.

Telephone: 01 609 779977.

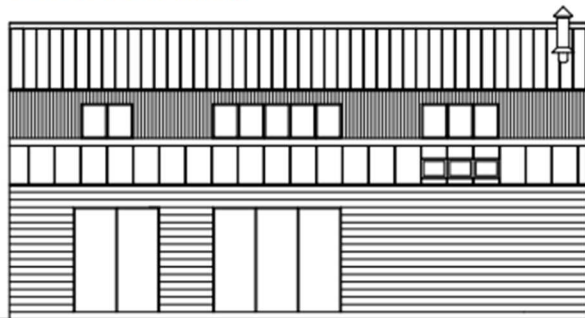
Design Consultant

Andrew Cunningham
Lavingham Planning
Quaker Ln,
Northallerton
DL7 8AD

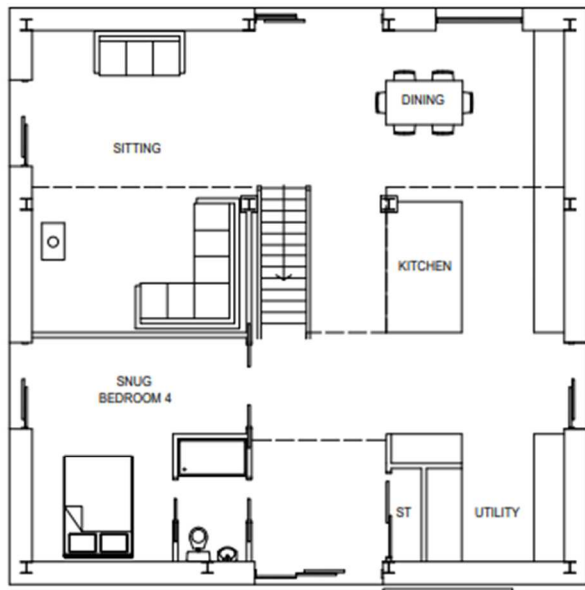




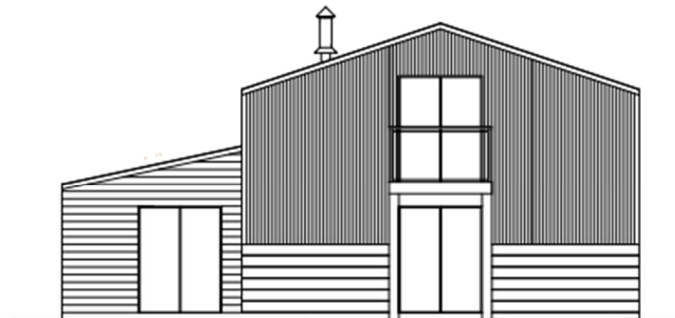
EAST ELEVATION



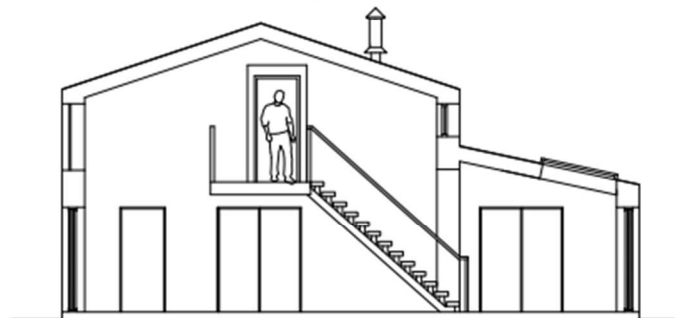
WEST ELEVATION



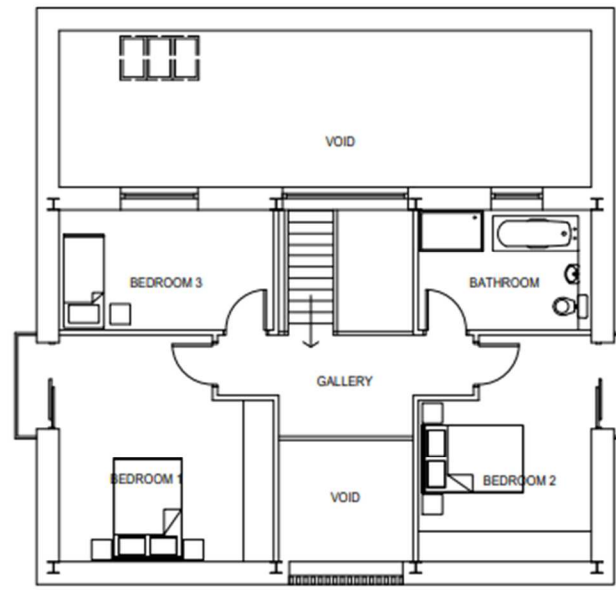
GROUND FLOOR



SOUTH ELEVATION



SECTION



FIRST FLOOR



Do not scale from this drawing.
All dimensions to be checked on site.
Any discrepancies to be reported to the Architect.
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| | |
|---|---------------|
| <p>The Plan Shop Architects Landscape & Interior Designers</p> <p>The Foresters Rooms 25 Market Place Exeter Ex1 1AA T: 01392 408118 E: admin@thespanshop.co.uk W: www.thespanshop.co.uk</p> | |
| <p>CLIENT MR P MARLEY</p> | |
| <p>JOB REPLACEMENT DWELLING AT SOUTH MELGOATS, EXETER</p> | |
| <p>DRAWING TITLE PLANS AND ELEVATIONS</p> | |
| SCALE 1:50 | DRAWN B1 |
| DATE JULY 2022 | CHECKED B1 |
| PROJECT NUMBER HDC0153/02 | REVISION |



Existing hedgerow retained behind new low retaining wall

Extent of proposed curtilage shown hatched

Existing agricultural building shown dotted

Existing tree

Small urban street trees

Hedgerow with trees (primary habitat) (h2a)

hawthorn (*Crataegus mongyna*)
dogwood (*Cornus sanguinea*)
hazel (*Corylus avellana*)
spindle (*Euonymus europaeus*)
guelder rose (*Viburnum opulus*)
holly (*Ilex aquifolium*)
trees:
field maple
sycamore (*Acer pseudoplatanus*)
small-leaved lime (*Tilia cordata*)

g4 modified grassland

h3h mixed scrub

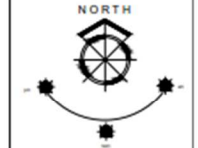
hawthorn (*Crataegus mongyna*)
dogwood (*Cornus sanguinea*)
hazel (*Corylus avellana*)
dog rose (*Rosa canina*)
gorse (*Ulex europaeus*)

g3c other neutral grassland

u1b developed land sealed surface

VEHICLE ACCESS

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REVISED

REV A - LANDSCAPE ADDED



CLIENT
MR P MARLEY

JOB
REPLACEMENT DWELLING
AT SOUTH MELGOATS, EXETER

DRAWING TITLE
PROPOSED BLOCK PLAN
AND LANDSCAPING

SCALE 1:100

DATE MARCH 2022

DRAWING NUMBER HCC015354

REVISIONS

A





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