



# Land and Buildings at Applegrove Barns

Tamebridge, TS9 5NL



RobinJessop



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## Tame Bridge, TS9 5NL

An Exciting Opportunity to Purchase a Range of Agricultural Buildings with A Deemed Start on the Planning Permission to Create a Substantial Five Bedroom Dwelling

- Range of Buildings with Full Planning Permission
- 2.12 Acre Plot
- Deemed Start on Planning Permission for a 5 Bedroom Dwelling
- Rural Location
- Guide Price: £350,000

### SITUATION

Stokesley ½ mile, Hutton Rudby 4 miles, Great Ayton 3 miles, Yarm 7 miles, Teesside 10 miles, Northallerton 15 miles (all distances are approximate).

Applegrove Barns is attractively situated on the west side of the popular and thriving market town of Stokesley and to the north of the village of Tame Bridge, it is well secluded down a shared driveway with Apple Grove Farmhouse. It stands particularly well with some superb views onto the Cleveland Hills and the North York Moors National Park.

Although the property is rurally based it is also very accessible to the larger towns of Stokesley, Darlington and Northallerton. Its proximity to the A19 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 traditional agricultural buildings with a deemed start on the planning permission to convert into a private and substantial five-bedroom family home.

The range of traditional brick built farm buildings are set in a quiet 2.12 acre plot and offers off road parking for a number of vehicles.

The buildings are a mix of one and two storey with a two storey range on the east side of the courtyard and a short two storey wing on the south side.

The site is further completed by two Dutch barns, these are situated between Apple Grove Farmhouse and buildings.

The prepared plans currently provide an open plan living. However, these plans

could be altered to suit the needs of the owner.

Further to the barns the site also features grassland extending to the rear meeting the river tame. This land is ideal for keeping livestock or for equestrian purposes.

Please note that the site formerly featured 2 Barns with planning permission. However, one has now been sold off.

### PLANNING

The property has the benefit of planning permission to allow the conversion of the former agricultural buildings to dwellings in accordance with Application Number 19/00026/FUL by North Yorkshire Council. The deemed start for the planning permission has been acknowledged by Application Number 22/01120/CONBND.

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.

There is further development potential at the site through conversion of the Dutch barns, subject to the relevant planning permission.

### ACCESS

The property is accessed by a 200 metre long track which is shared with Apple Grove Farmhouse.

### SERVICES

Mains Water. Three Phase Electricity. Septic Tank Drainage to be installed.

### 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

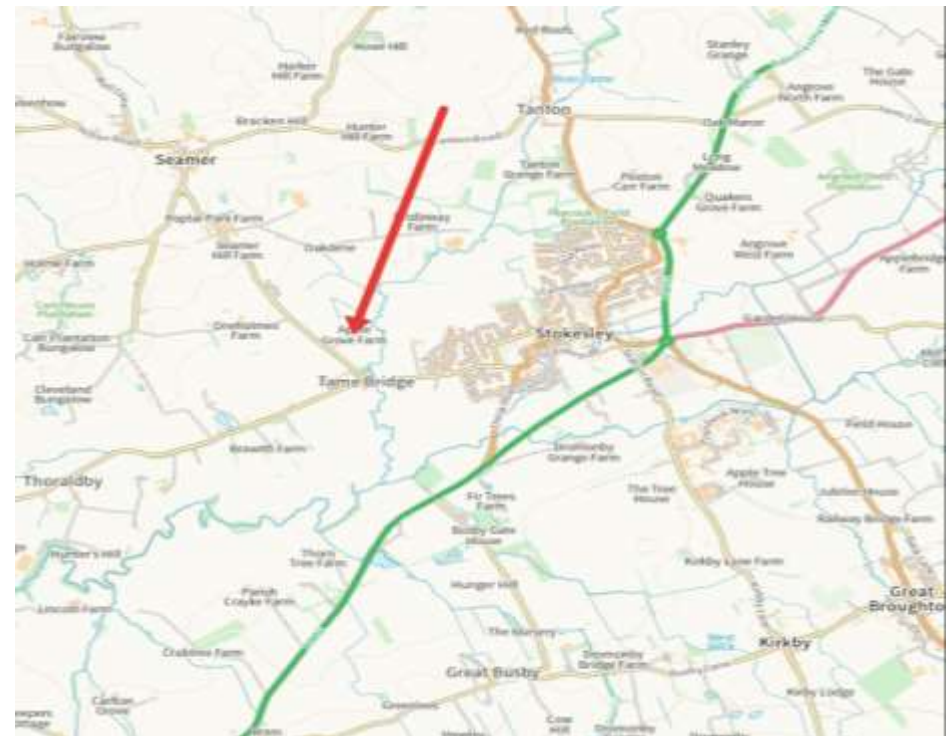
Every three metre square of the world has been given a unique combination of three words. A free app is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///toothpick.sketching.bronzer](https://www.what3words.com/###toothpick.sketching.bronzer)

### USEFUL ADDRESSES

#### Local Planning Authority

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

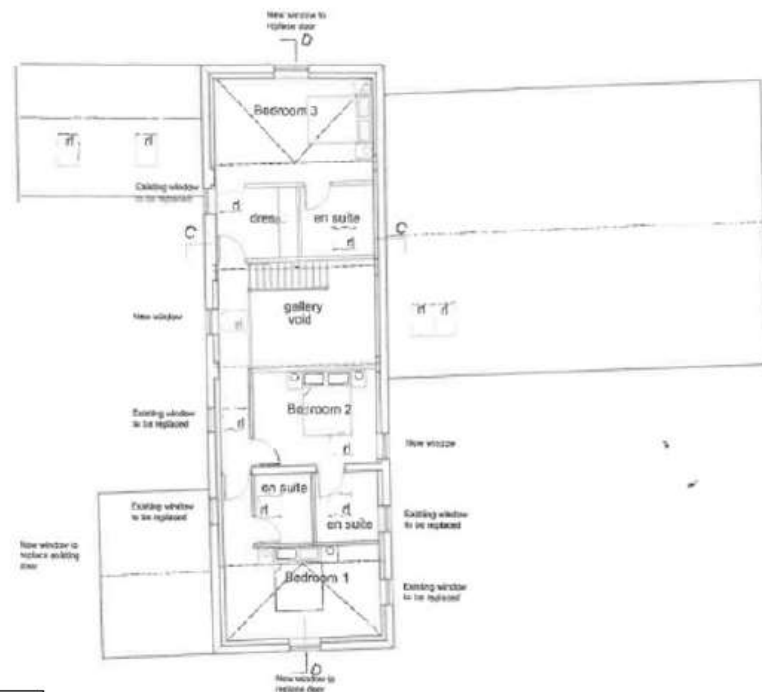
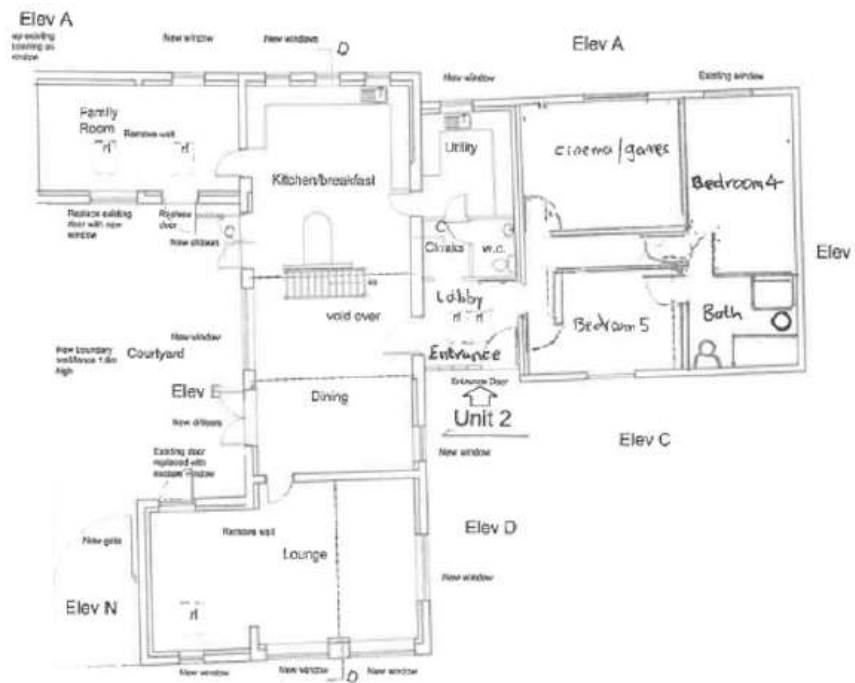
Telephone: 01609 779977.





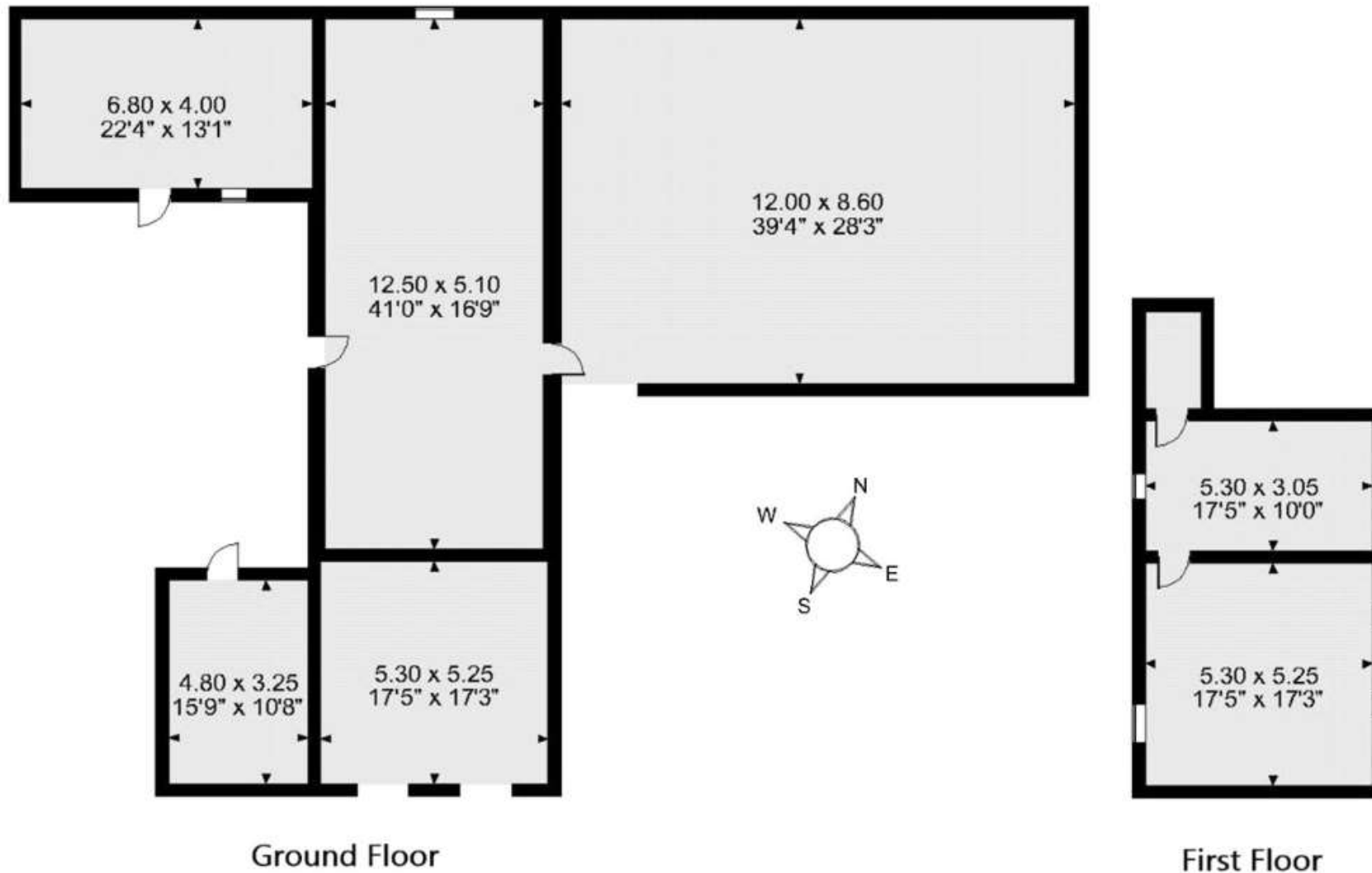
Ground Floor

First Floor



Approx. Proposed  
Internal Area –  
3,659ft<sup>2</sup> (340m<sup>2</sup>)

**Current Layout for Barn 2**  
**Internal area 3,166 sq ft (294 sq m)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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