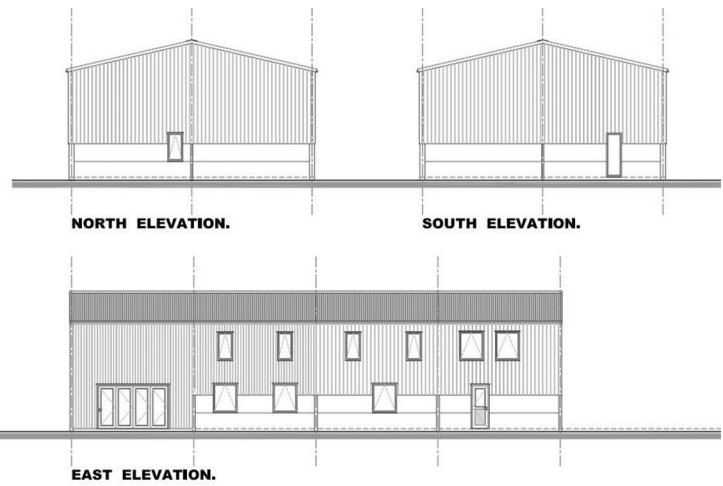


Easingwold Road, York YO61 1HN

Guide Price £375,000

Stephensons
land & new homes



An exciting residential development opportunity on the rural fringes of Huby to convert a modern portal framed agricultural barn in around 1 acre with a 259 sq m/2,787 sq ft footprint into a substantial new 456 sq m/4,907 sq ft dwelling PLUS an option to purchase an additional adjoining paddock of approx. 1.67 acres.

Tenure: Freehold

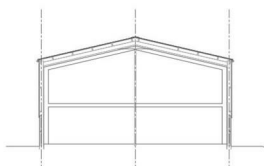
Services/Utilities: No services are connected

Broadband: Download speeds vary by broadband providers so please check with them before purchasing.

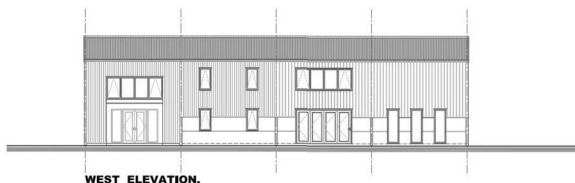
EPC Rating: N/A

Council Tax: North Yorkshire Council

Current Planning Permission: Application No. ZB25/00801/MBN



TYPICAL SECTION.



WEST ELEVATION.



Lot 1 ~ Barn in 1 Acre ~ Offers Over £375,000

Lot 2 ~ Additional 1.67 Acres ~ Offers Over £40,000

Planning approval was granted by North Yorkshire Council on 20th June 2025 following an "Application to determine if prior approval is required for a proposed change of Use of agricultural Building to a single dwelling"

North Yorkshire Council, being the Planning Authority for the purposes of your notification of proposed development which was received on 24 April 2025, as described above conclude that the works fall within the permitted development provisions to change the use of the building and that no further approval is required in this instance subject to the condition that the development be completed within a period of three years starting with the date of this prior approval pursuant to the Town and Country Planning (General Permitted Development) Order 2015

Application No. ZB25/00801/MBN

Electronic copies of the approved plans and conditions outlined within the Decision Notice are available from the selling agent upon request or can be viewed online through North Yorkshire Council's open access portal.

Please also note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule. Details of the charging schedule are available on the council website at www.northyorks.gov.uk

Mains water and electricity have yet to be connected to the barn and our clients are currently awaiting a quote from Yorkshire Water but have already been quoted approx £16,984.53 by Northern Power Grid. Buyers are however encouraged to obtain their own quotes prior to submitting an offer by contacting the appropriate authorities:

ELECTRICITY

Northern Power Grid - 0800 011 3433 - www.northernpowergrid.com

WATER

Yorkshire Water - 0345 124 2424 - www.yorkshirewater.com

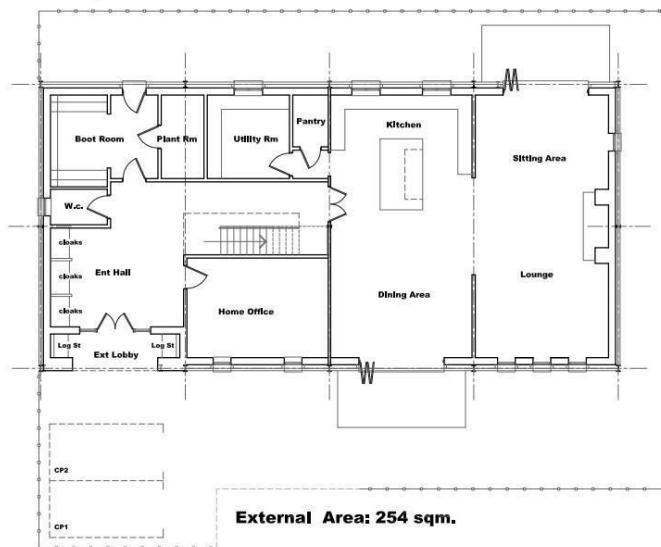
HIGHWAYS

NY Highways - 01609 798170 - www.nyhighways.co.uk

LOCAL AUTHORITY

North Yorkshire Council - 0300 131 2131 - www.northyorks.gov.uk

PROPOSED GROUND FLOOR PLAN, 259 sqm.



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
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Associate Partners:

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