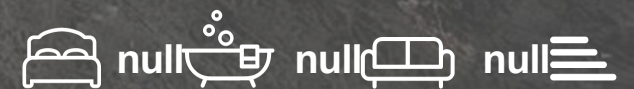




Brownmoor Lane
Huby, YO61 1HF
£200,000



POTENTIAL DEVELOPMENT OPPORTUNITY IN A SOUGHT-AFTER VILLAGE SETTING EXTENDING TO APPROXIMATELY 0.2 ACRE OR THEREABOUTS AND INCLUDING A SUBSTANTIAL TIMBER CLAD BARN 40ft x 30ft, THE SITE PRESENTS EXCITING POSSIBILITIES FOR RESIDENTIAL REDEVELOPMENT, SUBJECT TO PLANNING CONSENT

Mileages: York - 9 miles, Easingwold - 6 miles (Distances Approximate).

DEVELOPMENT OPPORTUNITY - Parcel of Land off Sutton Road, Huby, York, YO61 1FH The land currently comprises a level, predominantly grassed amenity area, previously utilised for storage purposes. The site is enclosed by mature hedging and trees, creating a sheltered environment.

A significant feature of the property is the substantial timber-clad barn, measuring 40ft x 30ft, which benefits from a large roller shutter door together with a separate personnel entrance. The building provides immediate storage potential and may also offer future conversion opportunities and perhaps be well suited for a business requiring storage or rental potential for an investor, all subject to the necessary planning permissions and consents.

Access is gained via a gravel track directly from Sutton Road, passing established residential properties to the front, with a further dwelling immediately to the rear. The site therefore sits comfortably within an established and well regarded residential setting.

Electricity, water and drainage services are understood to be available nearby.

Although currently designated as amenity land, the site's position within an established residential area makes it a strong candidate for alternative uses, subject to obtaining the necessary planning permissions. Potential opportunities may include construction of a dwelling, creation of high-quality amenity space and storage facilities, all subject to the necessary planning permissions and consents.

Location - Huby is a well-served and conveniently located village approximately 4 miles south-east of the Georgian market town of Easingwold and approximately 11 miles north of York city centre. The village and surrounding area benefit from a range of local amenities including a well-regarded community shop, primary school, public house, Chinese restaurant and recreational facilities. Excellent road communications are available via the nearby A19,





providing easy access to the principal Yorkshire centres of Thirsk, Northallerton, York and Leeds.

Directions - From our Easingwold office, proceed south along Long Street and turn left onto Stillington Road. Take the first right signposted Huby and continue through the village along Main Street in the direction of Sutton-on-the-Forest. Bear left onto Sutton Road, then turn into Brownmoor Lane. The land will be found a short distance along on the right-hand side.

Viewings -Strictly by prior appointment through the sole selling agents: Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com

Agents' Note - The timber-clad building is currently subject to a planning condition restricting its use to ancillary residential purposes.

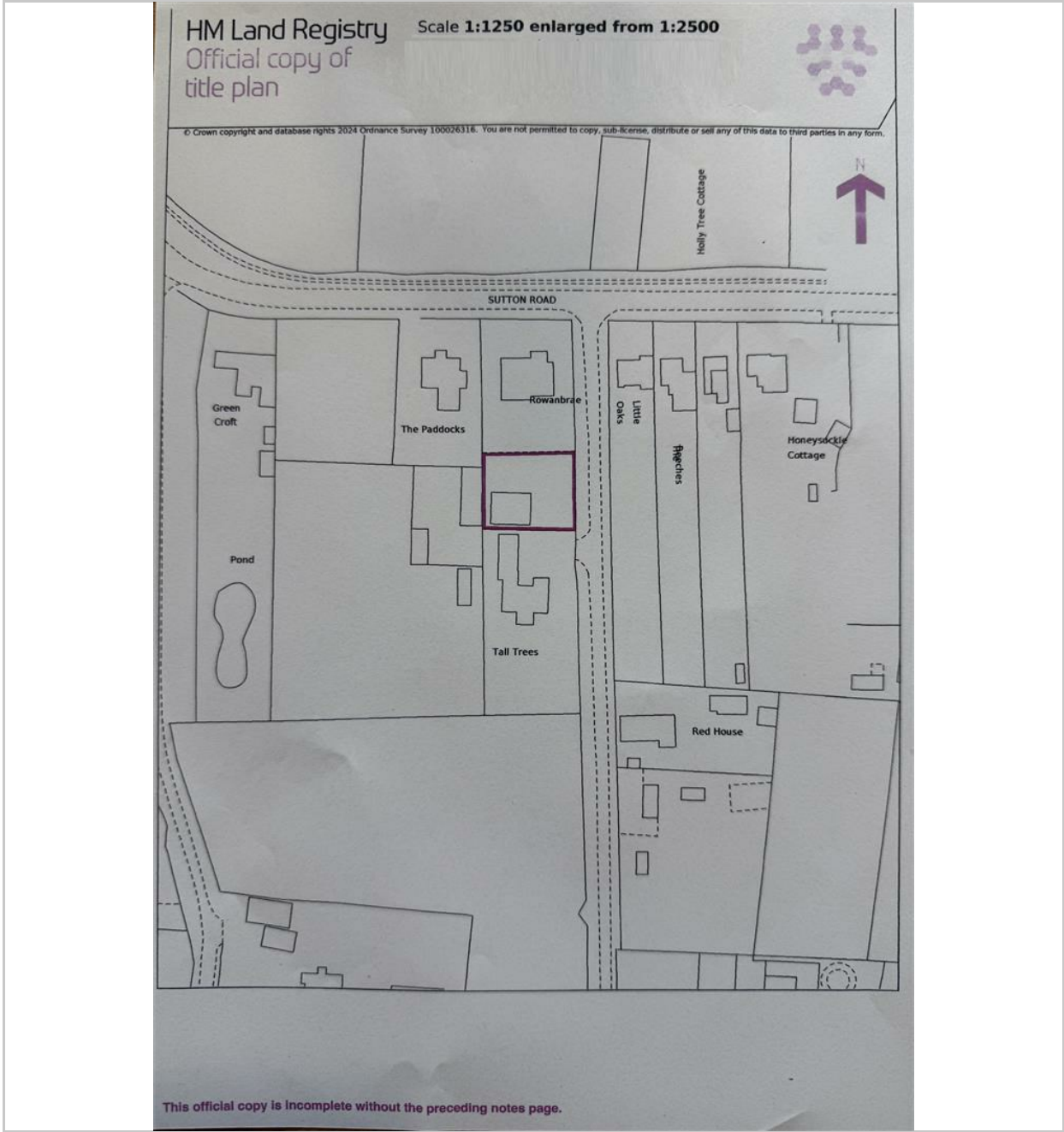
Any alternative use, conversion or redevelopment would be subject to obtaining the necessary planning permissions and consents.

Prospective purchasers should make their own enquiries with North Yorkshire Council regarding existing planning permissions, planning conditions and any future development or change of use potential.

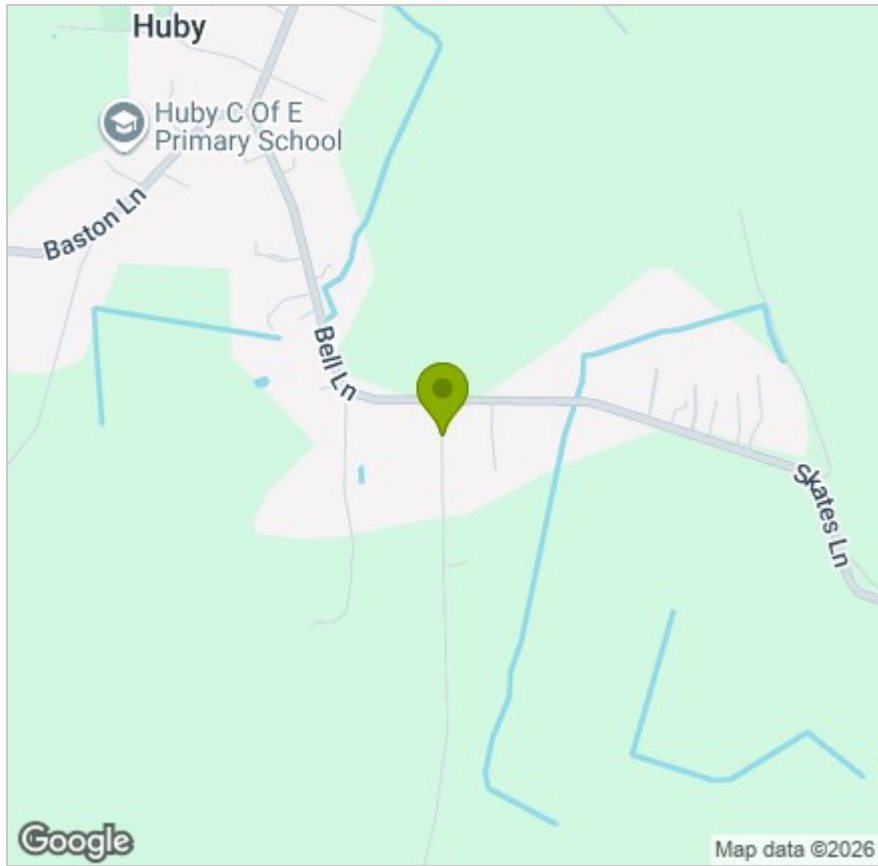
Purchasers should also satisfy themselves as to all rights of access and any maintenance obligations relating to Brownmoor Lane. Interested parties are advised to commission a full measured survey to verify all dimensions prior to submitting any planning application.

In accordance with Anti-Money Laundering Regulations, estate agents are legally required to carry out identity verification checks on all parties involved in a property transaction. A charge will apply for these checks. Please contact our office for further details.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.