

**Easingwold Road, Huby**  
**Guide Price £375,000**

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.



## Planning Overview

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](http://www.northyorks.gov.uk)

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

### **Lot 2 ~ Additional 1.67 Acres ~ Offers Over £40,00**

#### **Tenure**

We understand the tenure to be freehold, although we have not had sight of the title deeds or other legal documents.

#### **Services/Utilities**

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](http://www.northernpowergrid.com)

#### **WATER**

Yorkshire Water - 0345 124 2424 - [www.yorkshirewater.com](http://www.yorkshirewater.com)

#### **HIGHWAYS**

NY Highways - 01609 798170 - [www.nyhighways.co.uk](http://www.nyhighways.co.uk)

#### **LOCAL AUTHORITY**

North Yorkshire Council - 0300 131 2131 - [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

#### **Broadband Coverage**

\*Download speeds vary by broadband providers so please check with them before purchasing.

#### **EPC Rating**

Rate Not Available

#### **Council Tax**

Rate Not Available - North Yorkshire Council

#### **Current Planning Permissions**

Please see above planning overview

#### **Imagery Disclaimer**

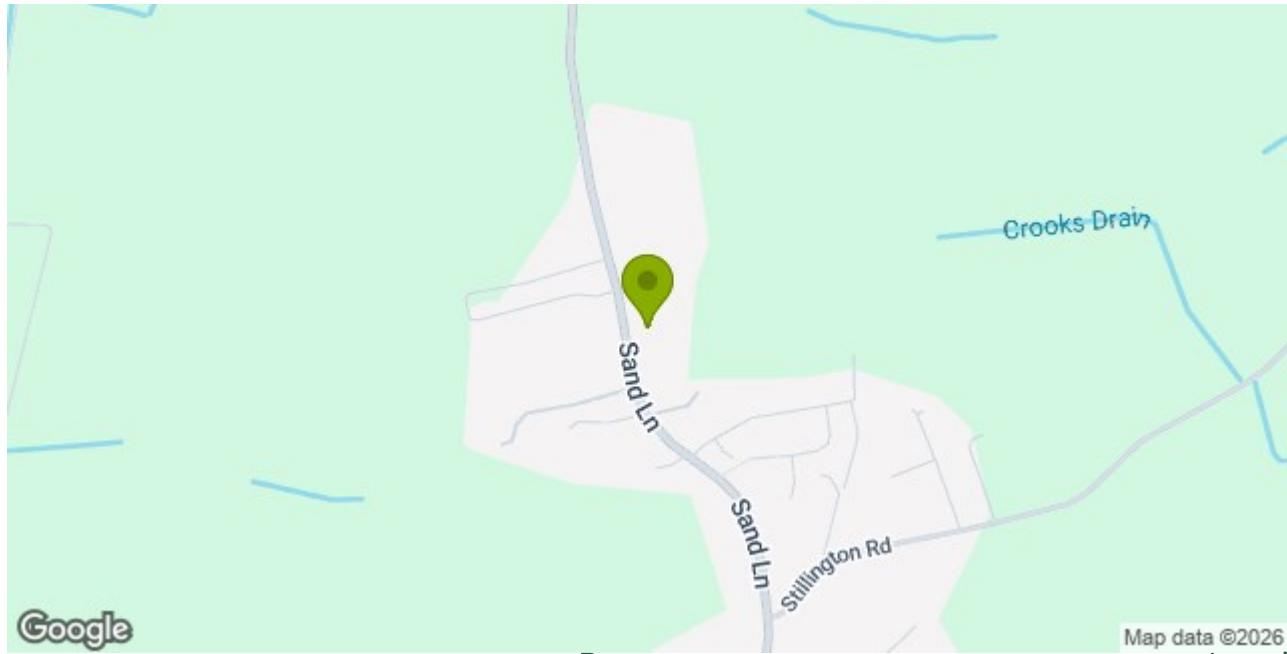
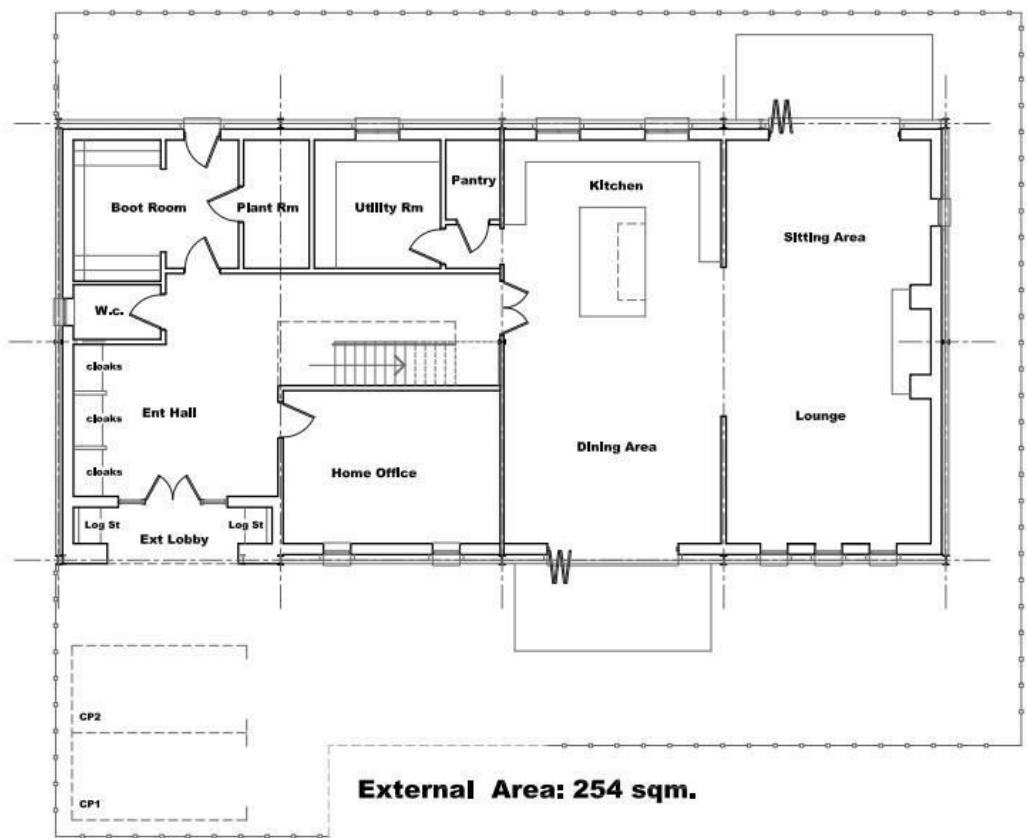
Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

#### **Viewings**

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



**PROPOSED GROUND FLOOR PLAN.  
259 sqm.**



Google

Map data ©2026

Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

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 MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

Associates

N Lawrence

