Sands Road, Hunmanby Gap, Filey, YO14 9QW

- Rare clifftop development opportunity on the Yorkshire coast at Hunmanby Gap
- Two further existing farmhouses included, 3 bedrooms each, requiring light refurbishment
- 21 bedrooms and approximately 8,560 sq ft GIA across the approved barn conversions
- Traditional brick and pantile barns in a private courtyard setting
- For sale by private treaty — guide price £1.1m
- Full planning permission granted for conversion of barns into 7no. individual dwellings
- 9 dwellings in total across the site once complete
- Set within approximately 2.02 acres with far-reaching sea views
- Approached via a private track off Sands Road
- Genuine one-off scale of opportunity on this stretch of coast

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HERE TO GET *you* THERE

Price £1,100,000

Sands Road, Hunmanby Gap, Filey, YO14 9QW

DESCRIPTION

A rare clifftop development opportunity on the Yorkshire coast. Moor Farm comprises two farmhouses and a range of traditional brick and pantile barns, set within approximately 2.02 acres with far-reaching sea views over Hunmanby Gap.

Full planning permission (ZF24/01085/FL) has been granted for the conversion of the barns into 7no. individual dwellings, sitting alongside the two existing farmhouses to give 9 dwellings in total. All properties require full renovation throughout.

Together the 7 approved barn conversions provide 21 bedrooms across roughly 8,560 sq ft GIA, ranging from a 2-bedroom cottage to a 4-bedroom home. The two existing farmhouses each offer 3 bedrooms with two reception rooms, a kitchen and a study/craft room, currently unmodernised.

This is a genuine one-off opportunity to acquire a substantial coastal farmstead with consent already in place, in a position on this stretch of coast that simply cannot be replicated. A further detached barn on site is not included in the sale.

Prospective purchasers should note that a Biodiversity Gain Plan condition must be discharged before works can commence on the barns, however, this has been submitted. Further pre-occupation conditions apply relating to site access, ecology and approved materials. Full planning documentation is available on request.

Moor Farm sits directly on the coast at Hunmanby Gap, within easy reach of Filey and Scarborough, approached via a private track off Sands Road.

There are also two detached barns, one to the north, and one to the east of the development, these, along with approximately 5 acres are available by separate negotiation.

For sale by private treaty, guide price £1.1m. Strictly by appointment through Hunters.

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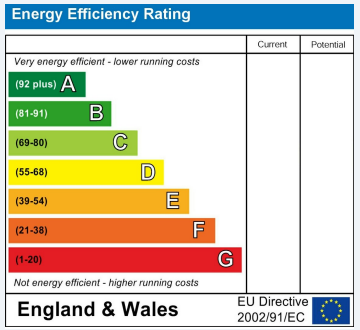
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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