



**BARN TWO, CHURCH VIEW FARM, TOLLERTON LANE, NEWTON ON OUSE, YO30 2DQ**



## PROPERTY DESCRIPTION

WE ARE DELIGHTED TO BRING TO THE MARKET, FOUR BARNs TO CONVERT TO CREATE STUNNING HOMES IN THIS BEAUTIFUL VILLAGE LOCATION. JUST ON THE OUTSKIRTS OF YORK, NEWTON-ON-OUSE IS A LOVELY, PICTURESQUE VILLAGE WITH FABULOUS COMMUTING LINKS NOT ONLY TO YORK BUT ALSO TO OTHER MAJOR CENTRES. THE BARNs HAVE RECENTLY ACHIEVED PLANNING CONSENT TO CONVERT INTO FOUR SUPER HOMES. ONE DETACHED OCCUPYING A MAGNIFICENT POSITION OVERLOOKING GARDENS AND ADDITIONAL LAND. THE OTHER THREE, ONCE AGAIN, WELL POSITIONED AND ARE TO BE CONVERTED FROM ONE LARGE, DETACHED BARN. THESE THREE HAVE A HUGE AMOUNT OF SCOPE AND DELIGHTFUL ACCOMMODATION WITH GARDENS THAT COMPLIMENT SUPERBLY. ALL FOUR BARNs ARE TO BE OFFERED VIA THE BEST AND FINAL OFFERS METHOD INDIVIDUALLY AND OBVIOUSLY MULTIPLE LOTS CAN BE PURCHASED IF SO DESIRED. VIEWING IS HIGHLY RECOMMENDED TO ESTABLISH THE SIZE AND NATURE OF THE HOMES, THE GARDENS AND THE SUPER VILLAGE LOCATION.

### BARN ONE

A three-bedroomed barn conversion with lovely gardens and a fabulous living dining kitchen enjoying the views out over the gardens and beyond.

This as the raw material shell is offered at **Best and Final Offers over £200,000.**

### BARN TWO

A larger, once again, three-bedroomed barn conversion with two of the bedrooms being served by en-suites and also having a stunning living dining kitchen enjoying views out over the gardens and beyond.

This as the raw material shell is offered at **Best and Final Offers over £180,000.**

### BARN THREE

A three bedoomed barn conversion with beautiful living dining kitchen overlooking the gardens and views beyond.

This as the raw material shell is offered at **Best and Final Offers over £160,000.**

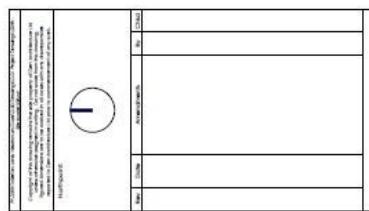
### BARN FOUR

The detached barn occupying stunning location with good sized gardens and additional land. This has accommodation that briefly comprises of living dining kitchen with windows to both the front and rear, adjoining lounge, study and four double bedrooms all with en-suites.

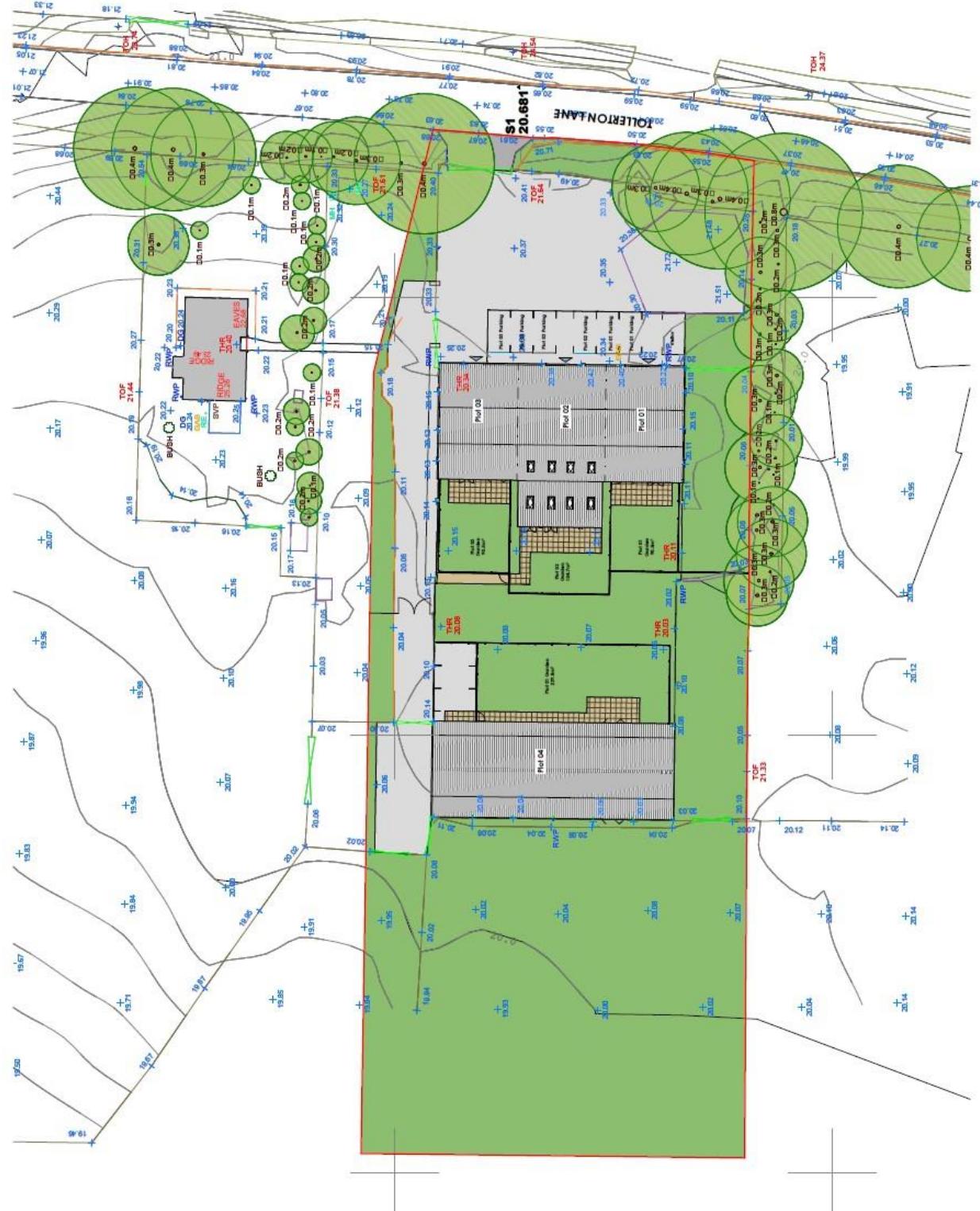
This as the raw material shell is offered at **Best and Final Offers over £350,000.**

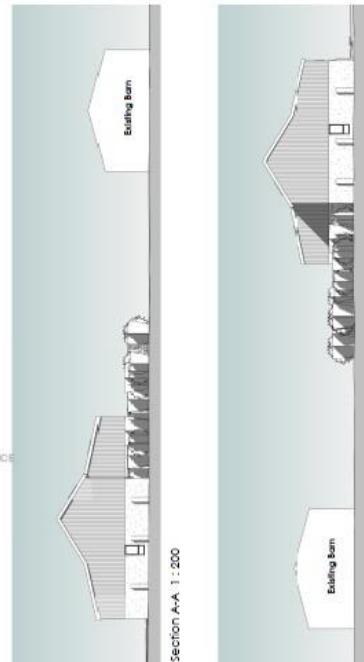
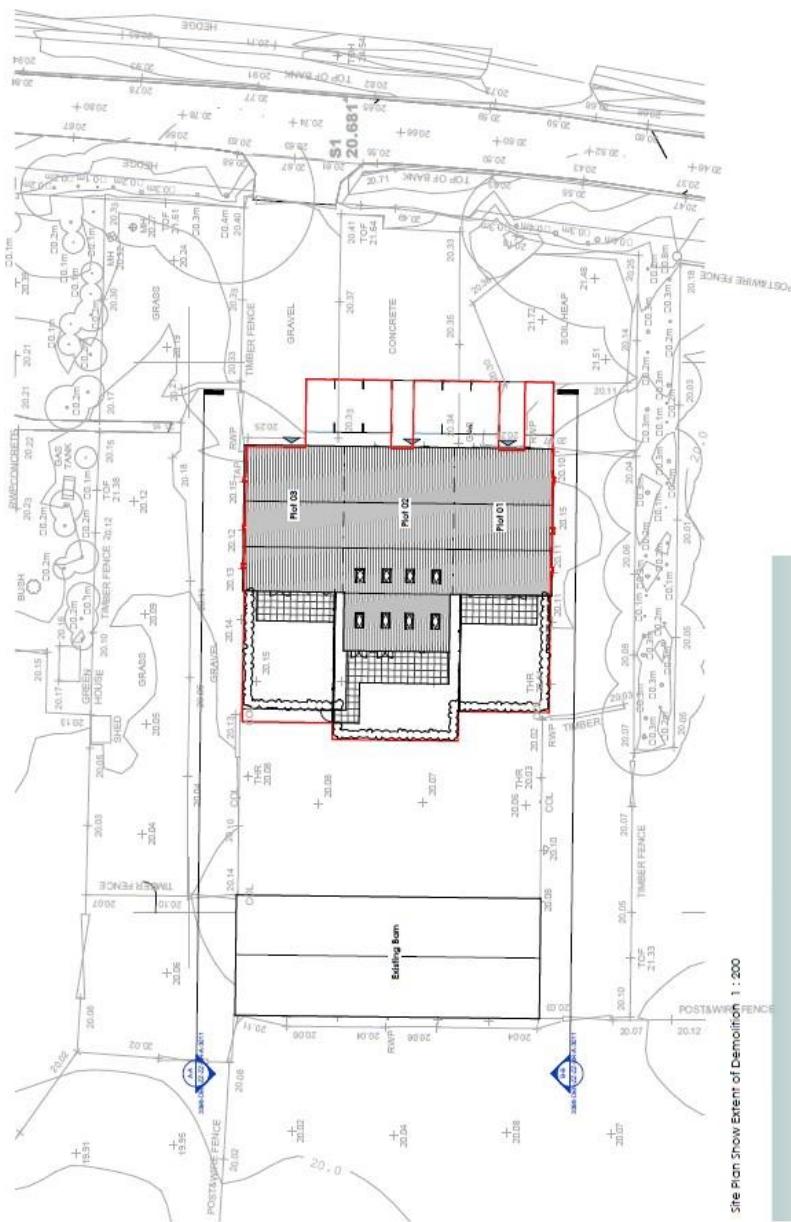
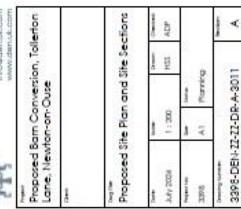
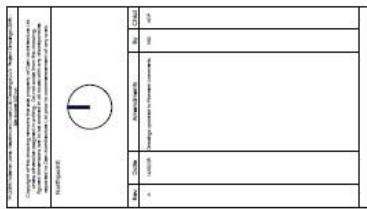
**PLEASE NOTE** - The plans show all homes being on the single storey level. There is scope for additional accommodation on the first-floor subject of course to the necessary consents. Offered for sale individually or as a group. This represents an exciting opportunity for the purchase of a conversion where one can choose the specification and even the design within and can also minimise on stamp duty.

**CLOSING DATES FOR BIDS** – Please submit bids to [wakefield@simonblyth.co.uk](mailto:wakefield@simonblyth.co.uk) no later than 12 noon on Wednesday the 16<sup>th</sup> of July 2025.



Ref:	3298-DB1-22-21-DR-A-1014
Site:	Proposed Barn Conversion, Tollerton Lane, Newton-on-Ouse
Date:	11/04/2024
Prepared by:	AI
Planning reference:	3298





## PROPERTY DESCRIPTION

### PLANNING

Measurements – Currently 58'8" x 29'4" and has consent to convert to approximately 58'8" x 29'4"

As the plans within this brochure and the photographs depict, the barn is positioned in a lovely location and a large accommodation that briefly comprises of impressive entrance hall, opening through to a huge dining living kitchen with glazed doors out to the gardens, study/family room also with a similar view acting as bedroom three if required, two further double bedrooms one of which is served by an en-suite, other is served by both en-suite and large dressing room.

Please note – the accommodation is currently shown as a single storey but with having huge head height this could be taken full advantage of in the design or indeed could be converted further to create more accommodation if so desired. This would of course be subject to the necessary consents.



Decision No ZB24/02289/MBN

#### NOTICE OF DECISION

Application No. ZB24/02289/MBN

Date: 28th March 2025

**Town and Country Planning  
(General Permitted Development) (England) Order 2015  
Schedule 2, Part 3.**

**PROPOSAL:** Application to determine if prior approval is required for the change of use of 1 no. Agricultural Building to 3no. dwellinghouses together with external works reasonably necessary for the conversion

**LOCATION:** Barn 1 (Eastermost) Land South Of New Farm Bungalow Newton On Ouse

**APPLICANT:** N/A

### SERVICES

The purchaser will be responsible for connecting services to their respective unit. It should be noted that there are main services within the road with the exception of gas and it should also be noted that unit one already has an electrical supply.

The properties will be connected to the main drains etc with an additional service charge of £5,000 per property which will go through neighbouring land. The upgrading of the driveway entrance and parking area to the front will be agreed by all owners. It should be noted that the front area should be divided in cost terms on equal basis between all four properties.

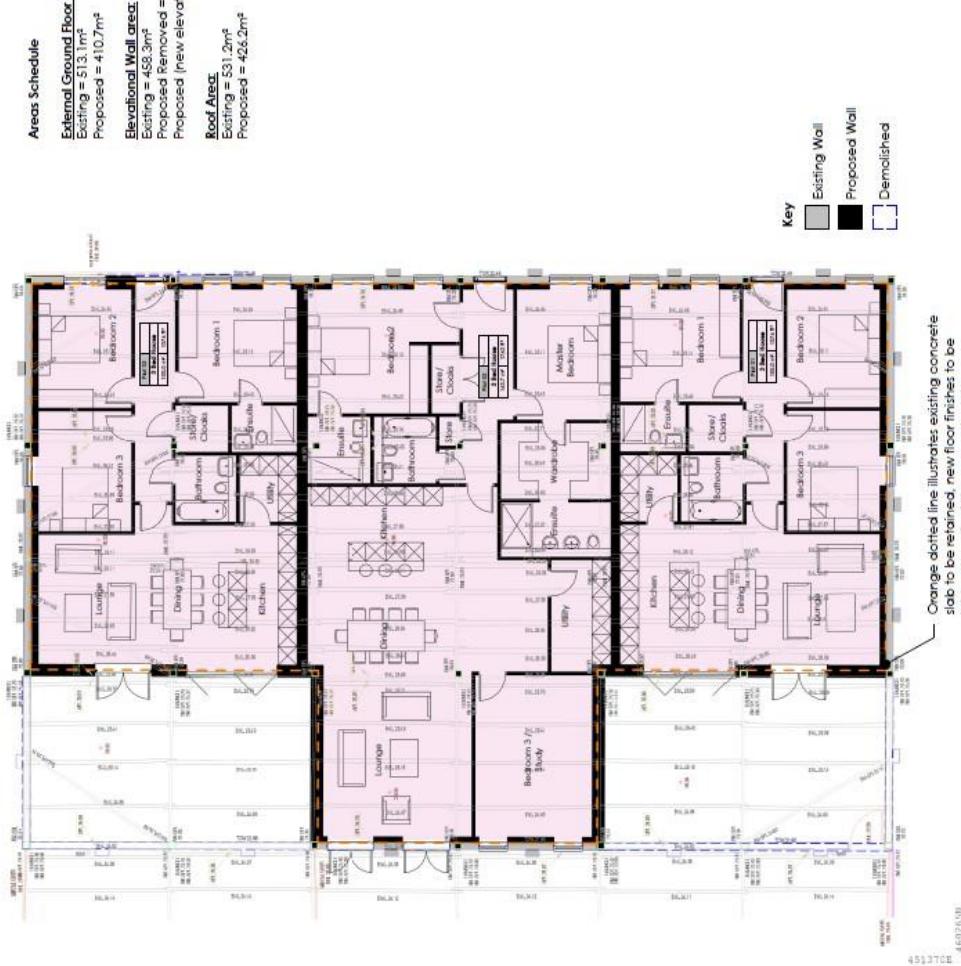
This as the raw material shell is offered at **Best and Final Offers over £180,000.**

**All bids to be submitted to the sales office 12 noon on Wednesday the 16<sup>th</sup> of July 2025.**

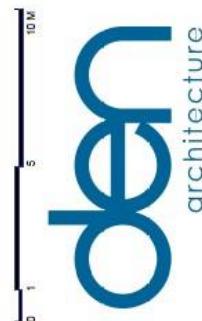
Areas Schedule			
<b>External Ground Floor Area:</b>			
Existing = 513.1m <sup>2</sup>			
Proposed = 410.7m <sup>2</sup>			
<b>External Wall area:</b>			
Existing = 458.3m <sup>2</sup>			
Proposed Removed = 135.6m <sup>2</sup>			
Proposed (new elevation) = 156.1m <sup>2</sup>			
<b>Roof Area:</b>			
Existing = 531.2m <sup>2</sup>			
Proposed = 426.2m <sup>2</sup>			



8 Wharf Street, Leeds, LS2 4EQ
T: 0113 244 5038
E: info@den.uk.com
W: www.den.uk.com
<b>Project:</b> Proposed Barn Conversion, Tollerton Lane, Newton-on-Ouse
<b>Client:</b>
<b>Drawings:</b> Proposed Plan
<b>Date:</b> March 2024
<b>Scale:</b> 1:100
<b>Format:</b> H3
<b>Plot:</b> ADP
<b>Planning:</b>
<b>Reference:</b>
3398-DEN-22-00-D-R-A-2000
D



Rev	Date	Amendment	By	Class
A	10/03/2014	Adding back to Conversions, changing address to Barn conversion, Modified to Den Architecture Ltd to plan to conversion of Barn Two.	ABP	ABP
B	14/03/2014		ABP	ABP



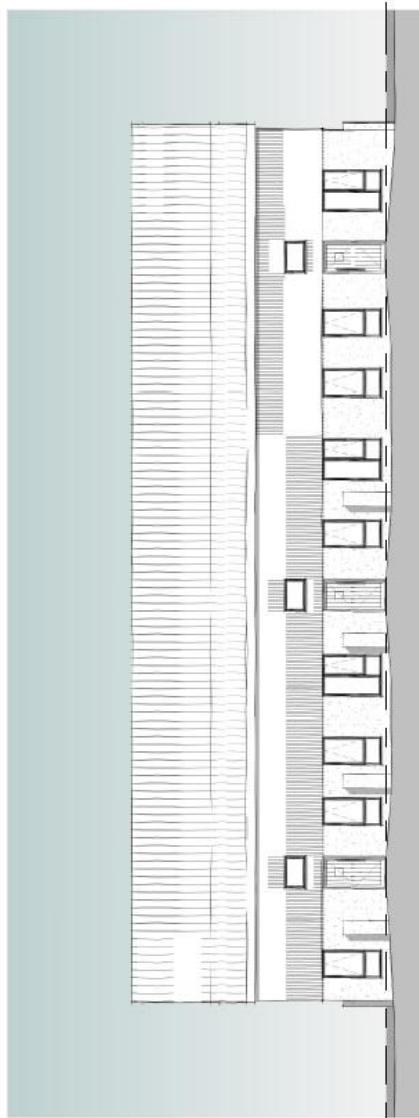
8 Wharf Street,  
Leeds, LS1 7EQ  
T: 0113 244 5038  
info@denuk.com  
www.denuk.com

Project:  
Proposed Barn Conversion, Tollerton  
Lane, Newton-on-Ouse  
Class:  
Date:

Drawings No/Ref:  
Proposed Elevations - Sheet 1

Date:	Scale:	Sheet:	Checklist:
March 2024	A2 Indicated	H3	ABP

Project No:  
3398  
Drawings No:  
3398-DEN-ZZ-00-DR-A-4000  
B



Ref	Date	Administrative	By	Client
A	11/1/04	Planning application to Church Commissioners.	HSA	ABP
B	14/1/04	Planning application to Church Commissioners.	HSA	ABP

10M  
5  
0

**den** architecture

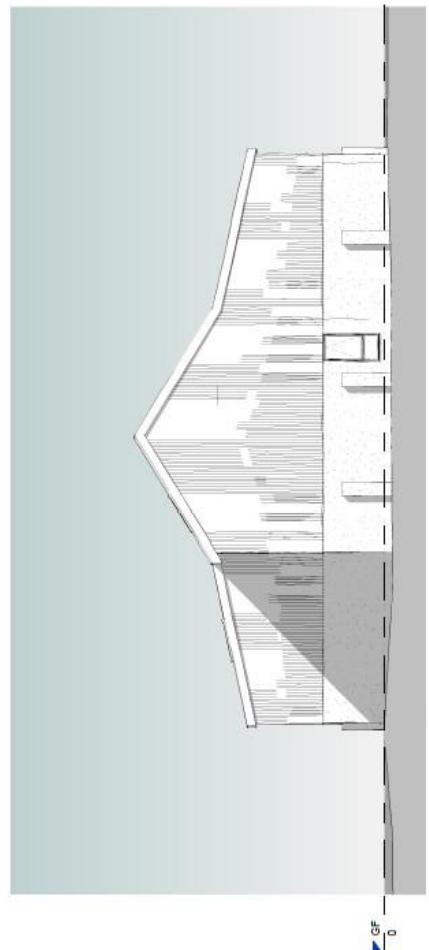
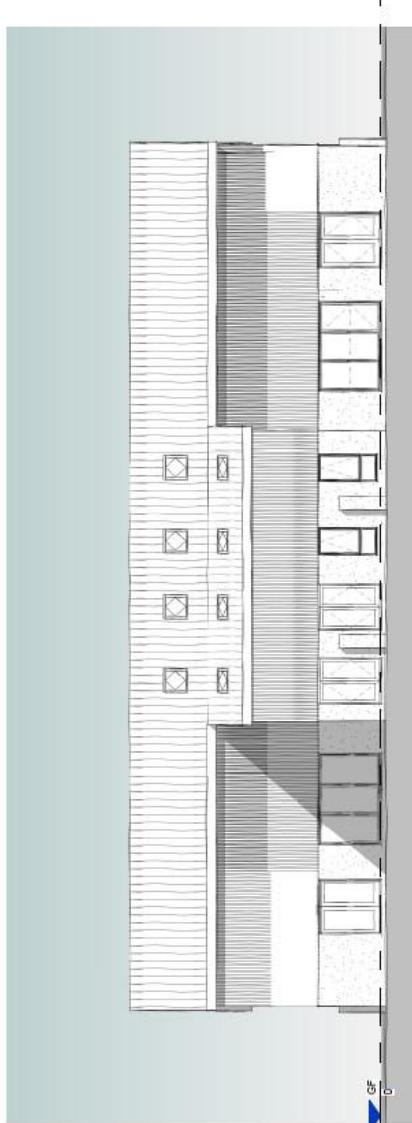
8 Wharf Street,  
Leeds, LS2 5EQ  
T: 0113 244 5038  
info@den.uk.com  
www.den.uk.com

Project:  
Proposed Barn Conversion, Tollerton  
Lane, Newton-on-Ouse  
Client:  
ABP

Title:  
Proposed Elevations - Street 2

Date	Scenes	Drawings	Checklist
March 2004	A3 indicated	HSA	ADP

Ref no:  
3398  
Drawing ref no:  
3398-DEN-ZZ-00-D-R-A-4001  
Revised:  
B







## ADDITIONAL INFORMATION

Viewings are strictly by appointment, please contact the office to arrange.

EPC rating – N/A

Property tenure – Freehold

Council – North Yorkshire Council

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience

in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

#### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

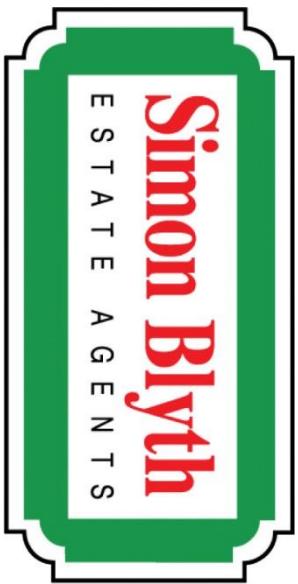
Sunday - 11:00 to 16:00

Details printed 03/05/2025

---

## PROPERTY VIEWING NOTES





#### MAIN CONTACTS

T: +44 (0)1924 361631  
W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)  
E: [wakefield@simonblyth.co.uk](mailto:wakefield@simonblyth.co.uk)

#### OFFICE OPENING TIMES

##### 7 DAYS A WEEK

Monday to Friday - 8:45 to 17:30  
Saturday - 9:00 to 16:30  
Sunday - 11:00 to 16:00



**WWW.SIMONBLYTH.CO.UK**

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259