



**THE PADDOCKS**  
GANTHORPE, MALTON, NORTH YORKSHIRE, YO60 6QD





## **THE PADDOCKS** **GANTHORPE** **MALTON** **NORTH YORKSHIRE**

*Terrington 1.5 miles, Malton 8 miles, York 15 miles (All distances approximate)*

### **AN EXCEPTIONAL RESIDENTIAL DEVELOPMENT OPPORTUNITY**

*“A rare opportunity to purchase a unique residential development opportunity, comprising a traditional stone barn with full planning consent to re-develop into a contemporary 5 bedroom residential dwelling situated within upto 56 acres of land set on the border of the Castle Howard Estate.*

- **Barn:** Dilapidated traditional stone and pantile building
- **Land:** Around 56 acres of productive free draining arable land
- **Planning:** Full planning consent in place for re-development for a 5 bedroom residential dwelling
- **Location:** An exceptional private rural location situated adjacent to Castle Howard Estate between Welburn and Terrington in the Howardian Hills Area of Outstanding Natural Beauty

**FOR SALE BY PRIVATE TREATY  
AS A WHOLE OR IN TWO LOTS:**

**Lot 1:** *Barn with planning consent in 23.4 acres. Guide Price: £650,000*

**Lot 2:** *32.5 acres arable land: Guide Price: £325,000*

**GUIDE PRICE AS A WHOLE: £975,000**

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## DESCRIPTION / BACKGROUND

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The sale of The Paddocks, is an exceptional residential development opportunity and comprises a traditional stone barn with planning consent to alter, re-build and extend to create a contemporary 5 bedroom dwelling situated in an elevated south facing position within upto 56 acres of undulating agricultural land.

The property is located in a most delightful rural setting, located in the rolling countryside of the Howardian Hills AONB located in the shadows of the Castle Howard Estate between the popular and well serviced villages of Terrington and Welburn.

Full planning consent was granted on the 23 December 2022 under application 22/00641/FUL, for:

*“Change of use, alteration, partial rebuilding and extension of agricultural buildings to form 1 no. five bedroom dwelling (Barn 1) to include excavation and formation of a lower ground floor level forming the main accommodation area and external courtyard area together with substantial rebuilding of a detached adjacent agricultural building (Barn 2) to form a plant/storage room and garaging and associated landscaping “*

The site comprises two barns. Barn 1 is a single storey barn and Barn 2 is the footprint of a collapsed barn. The planning consent allows for the alteration, re-building and extension of the barns to create a contemporary style, part subterranean dwelling with traditional period features.

The approved accommodation will provide the following accommodation:

- Living/Dining Area
- Kitchen
- Utility Room
- Bedroom with en-suite
- Four further Bedrooms
- Bathroom
- Study
- Triple Garage
- Plant Room

Please see overleaf the existing and approved plans and please note a Planning Pack is available for those requiring more details.

The property is situated within 56 acres of free draining arable land with some lovely original stone boundary walls. There is the potential to make the land into attractive parkland or amenity grounds.

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## LOCATION

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The Paddocks is situated in a rural position in open countryside, to the east of the small rural village of Ganthorpe, which is located between the larger villages of Terrington and Welburn, in the Howardian Hills, situated around 8 miles to the southwest of the market town of Malton.

The nearest range of services are within the village of Terrington, around 1.5 miles to the west, which includes school, village shop and stores, as well as sporting and leisure facilities.

The market town of Malton is around 8 miles distant and provides a full range of local services and amenities including schools, supermarkets, shops and railway station.

A wider range of amenities are available in the City of York, which is around 15 miles to the southwest and provides further facilities and mainline railway station providing links to London and Edinburgh

The property can be identified by the Cundalls for sale board.







West (Front) Elevation - As Proposed



North (Side) Elevation - As Proposed



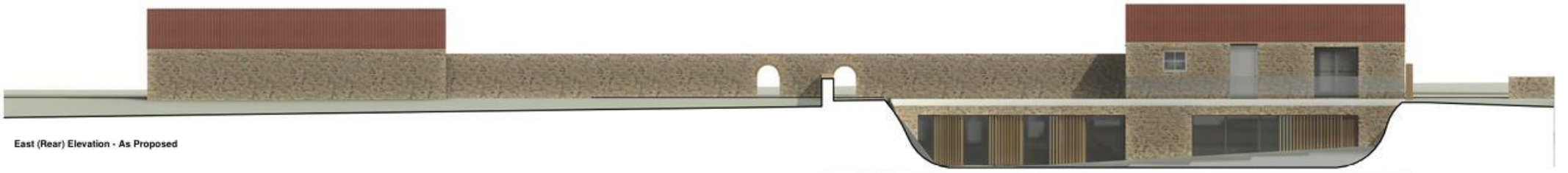
South (Side) Elevation - As Proposed



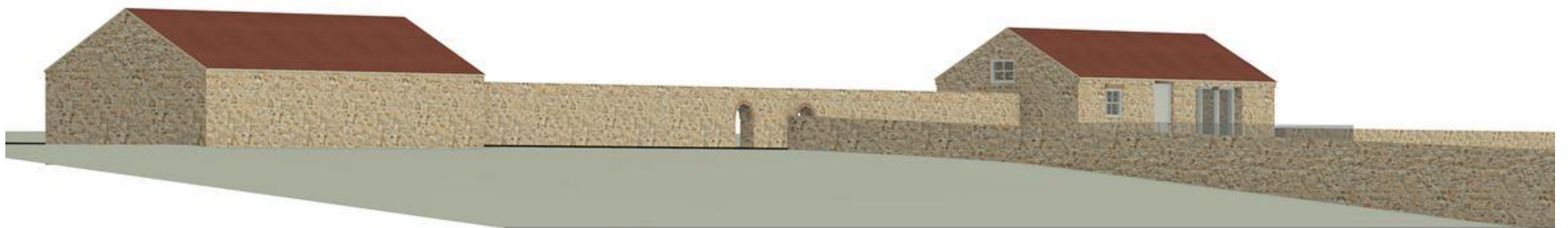
South (Side) Elevation (Barn 2) - As Proposed



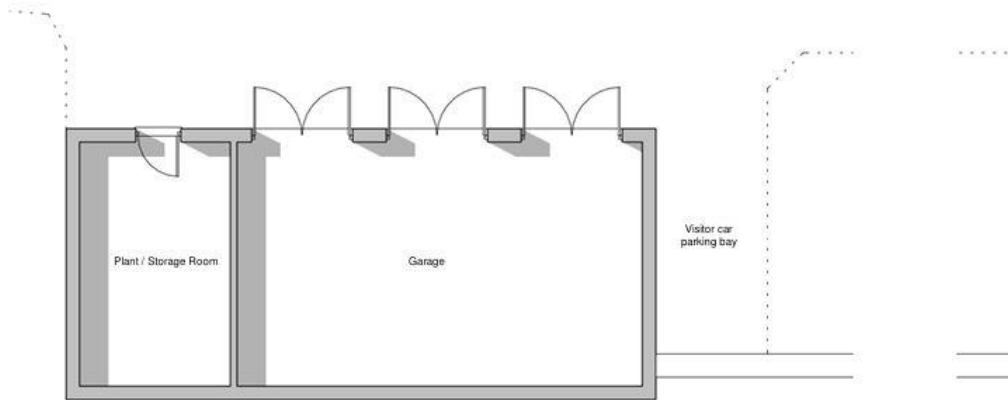
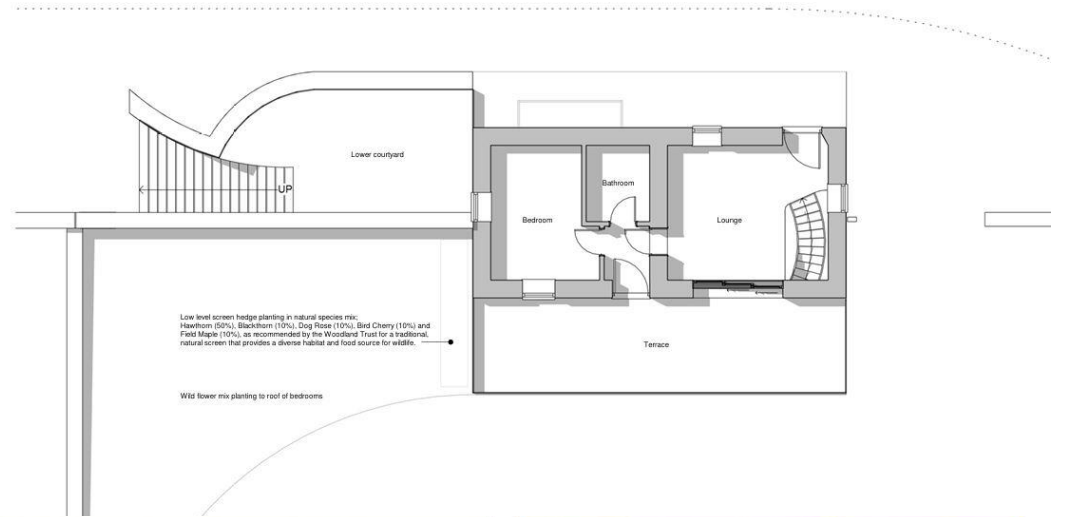
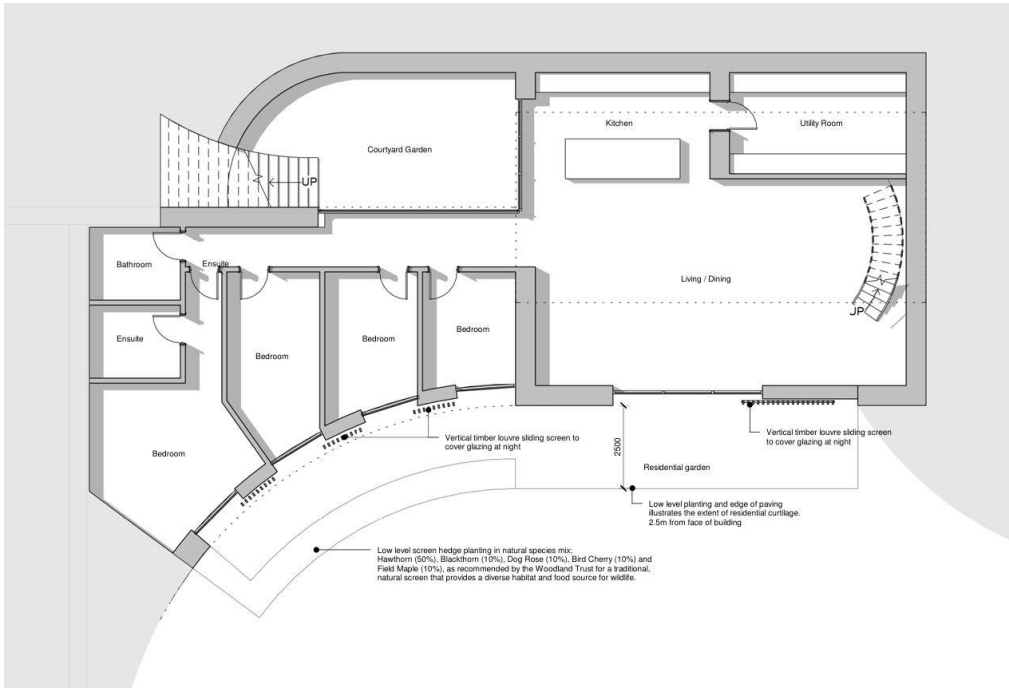
North (Side) Elevation (Barn 2) - As Proposed



East (Rear) Elevation - As Proposed



# FLOORPLANS



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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### PLANNING PACK

A full planning pack is available to be sent via email link or can be inspected by prior appointment at Cundalls Malton office:

The planning pack includes the following documents:

- *Planning approval*
- *Design and access statement*
- *Structural Survey*
- *Ecological Appraisal*
- *Approved drawings including floorplans and elevations*
- *Approved site plan*

*Please note the planning consent is subject to a Local Occupancy Clause as follows:*

*The occupancy of the dwelling will be limited to people who:*

- Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or
- Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving military service; or
- Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
- Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years". The site is within the parish of Terrington and the adjoining parishes are Hovingham; Coneysthorpe; Henderskelfe; Bulmer; Sheriff Hutton; Dalby cum Skewsby; and Scackleton.

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no rights of way or footpaths crossing the property.

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### BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

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### METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in two lots.

If you have queries on the sale of the property then please contact Tom Watson FRICS on 01653 697820 or [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)

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## GENERAL INFORMATION

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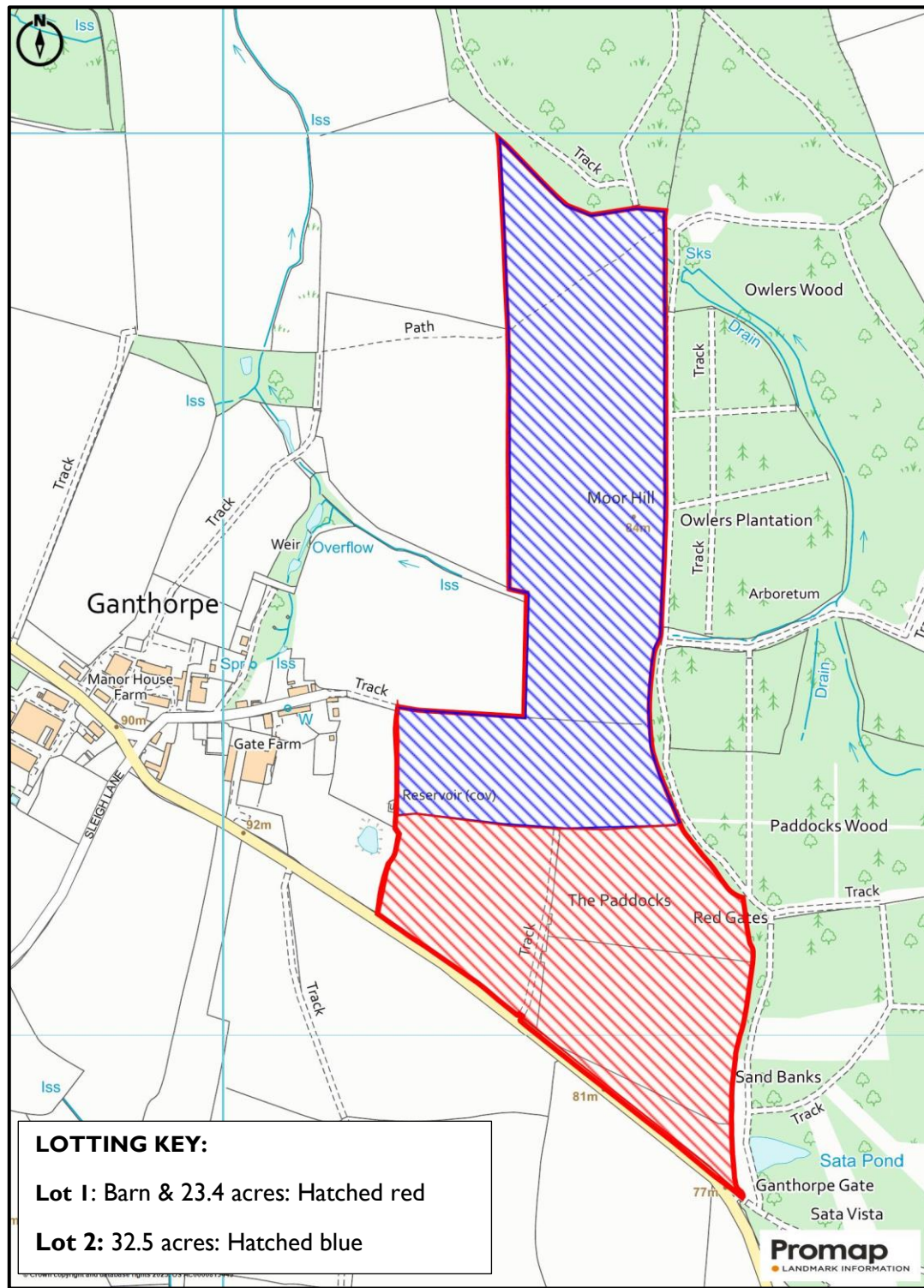
Services:	None connected.
Council Tax:	Not listed yet
Planning:	North Yorkshire Council.
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing:	In daylight hours with set of sales particulars, unaccompanied at own risk, having first informed the agents Malton office. Telephone 01653 697820
Guide Price:	£975,000

### NOTICE:

Details prepared April 2025

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 the Agents employment has the authority to make or give any representation or warranty in respect of the property.





**LOTING KEY:**  
 Lot 1: Barn & 23.4 acres: Hatched red  
 Lot 2: 32.5 acres: Hatched blue



