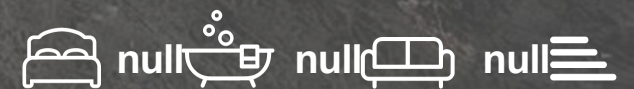




Brownmoor Lane
Huby, YO61 1HF
£200,000



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 1JH

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 private and 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 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 and water services are understood
to be available nearby, whilst mains drainage
is believed to be connected.

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.

Potential - 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 one or more residential dwellings.
Extension to adjoining residential gardens.
Creation of high-quality amenity space.
Secure storage facilities.

Please Note: Interested parties are advised to commission a full measured survey to verify all dimensions prior to submitting any planning application.

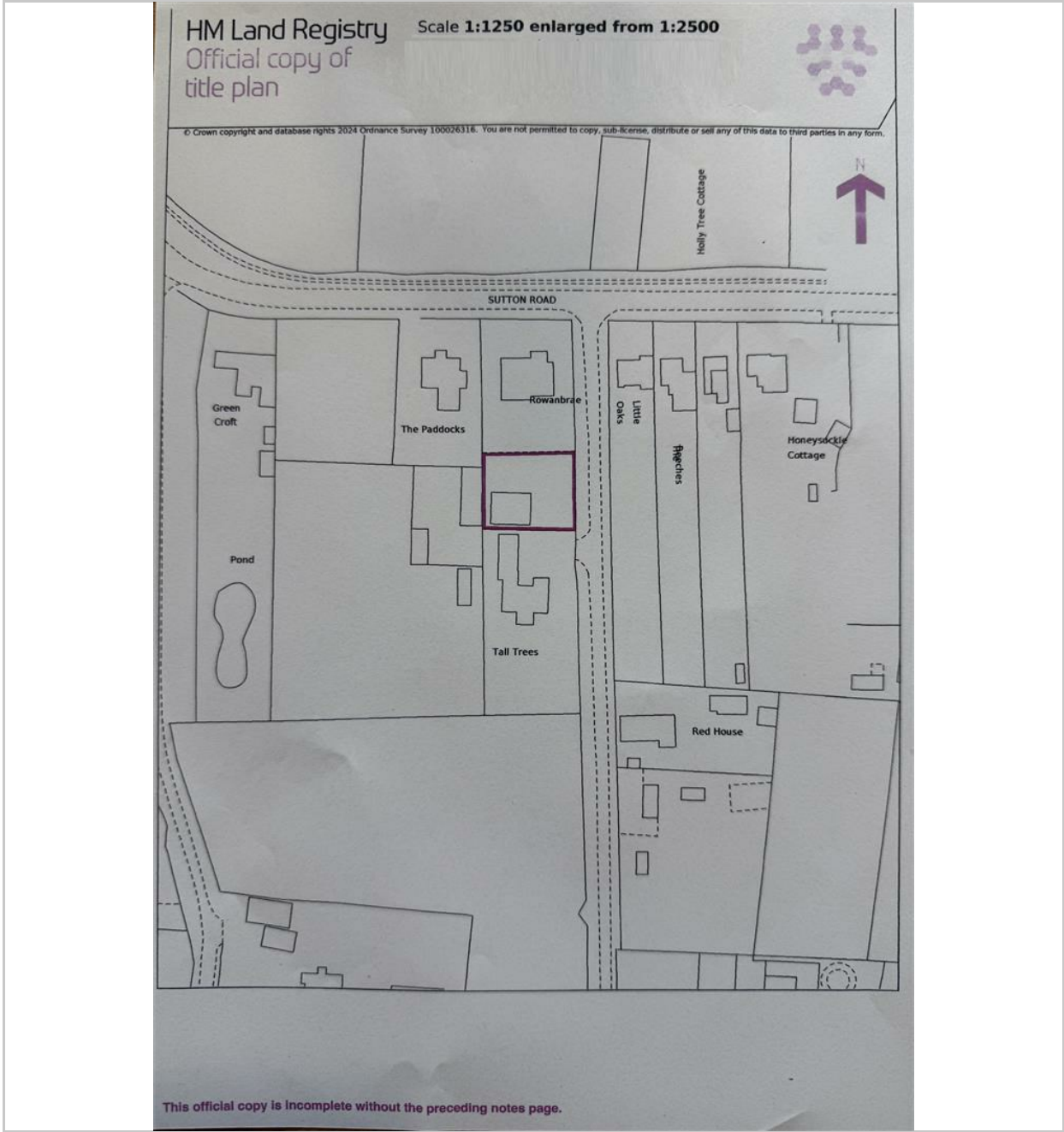
Directions - From our Easingwold office, proceed south along Long Street and turn left onto Stillington Road. Take the first right signposted Huby and continue through the village along Main Street in the direction of Sutton-on-the-Forest. Bear left onto Sutton Road, then turn into Brownmoor Road. The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

Viewings - Strictly by prior appointment through the sole selling agents:

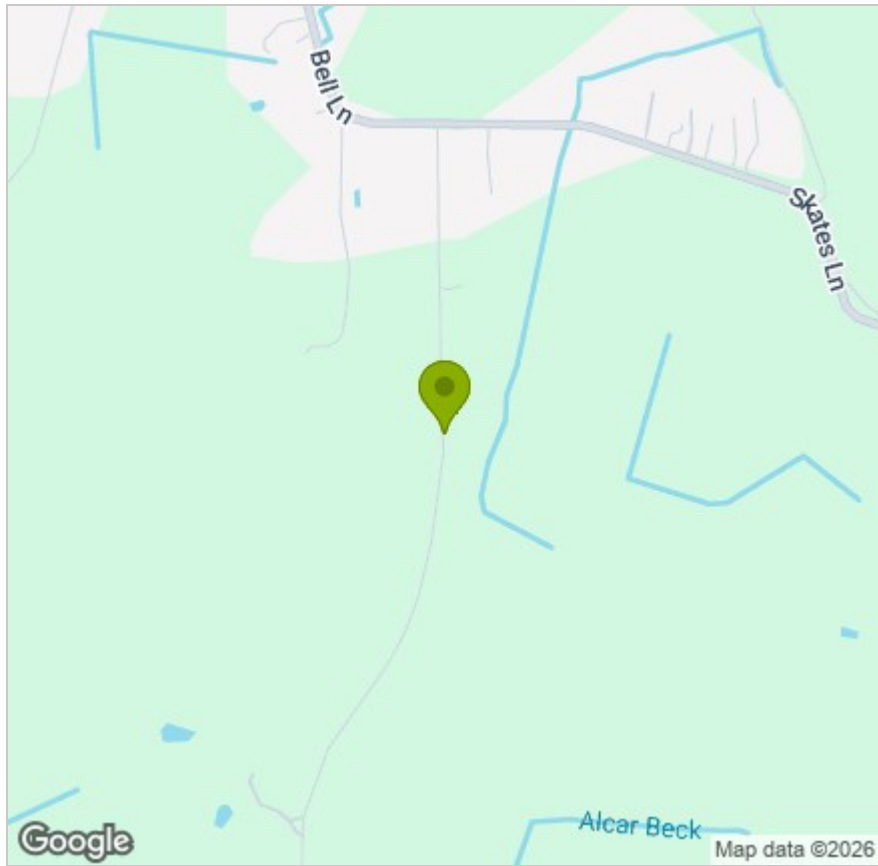
Churchills of Easingwold
Tel: 01347 822800
Email: easingwold@churchillsyork.com

Agents' Note - 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.