



Barn for development plus land, Pedlars Croft | Chop Gate

A rare opportunity to purchase a traditional stone barn with full planning permission for conversion to a single dwelling, in this delightful picturesque location on the edge of the village of Chop Gate, within the North York Moors National Park. The sale includes adjoining grassland extending in all to 9.58 acres (3.88ha) or thereabouts and offers scope to create the most stunning rural property.

Full planning permission has been granted on 28th February 2025 under Decision No. NYM/2024/0832 Please note the dwelling is subject to a Local Occupancy Clause. Further details are on the scope of the Local Occupancy Clause and a copy of the Decision Notice and associated documents are available from the selling agents.

- Detached stone barn with full planning permission
- Plans provided for associated gardens and off-street parking
- Decision Number: NYM/2024/0832
- Approved plans for 1 no. bedroom single dwelling
- Adjoining grassland
- In all 9.58 acres (3.88 hectares) or thereabouts

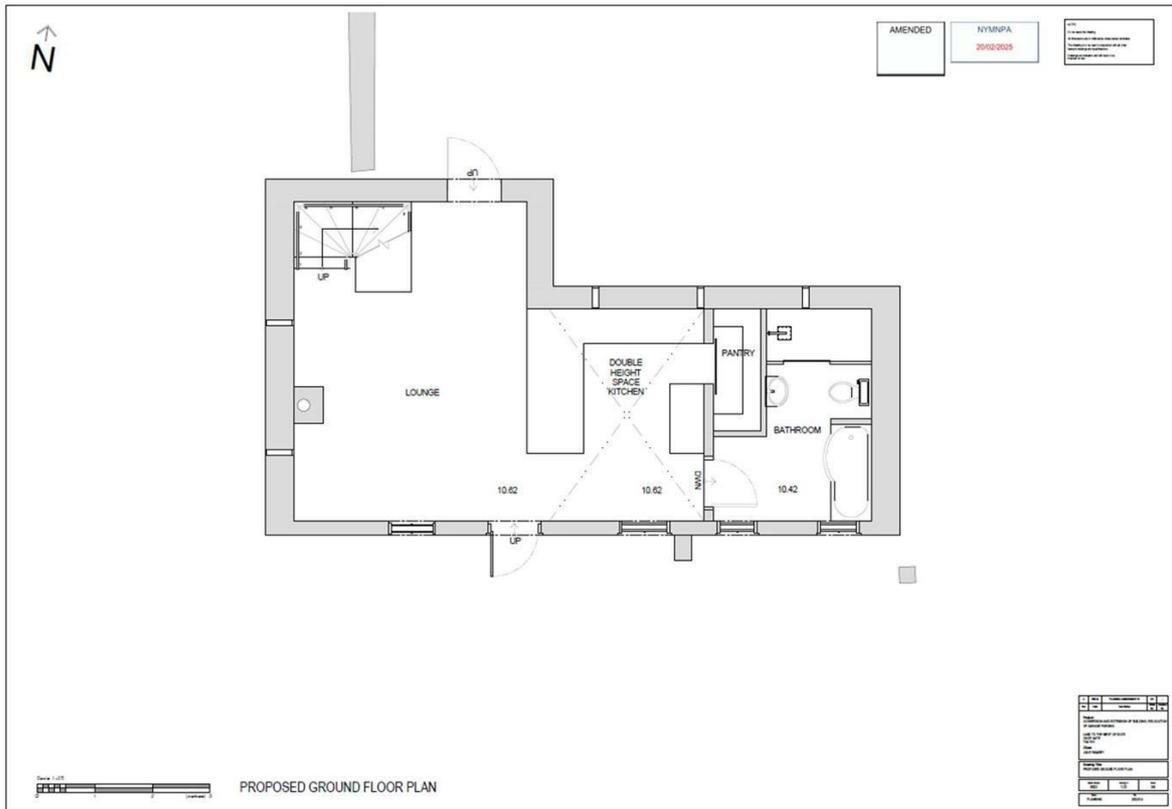


Offers In Excess Of £200,000

BoultonCooper

BC
Est. 1804

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DESCRIPTION

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Further details are on the scope of the local occupancy clause and a copy of the Decision Notice and associated documents are available from the selling agents.

LOCATION

Chop Gate is a village within the North York Moors National Park, situated 7.5 miles of Stokesley.

WHAT3WORDS

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PLANNING PERMISSION

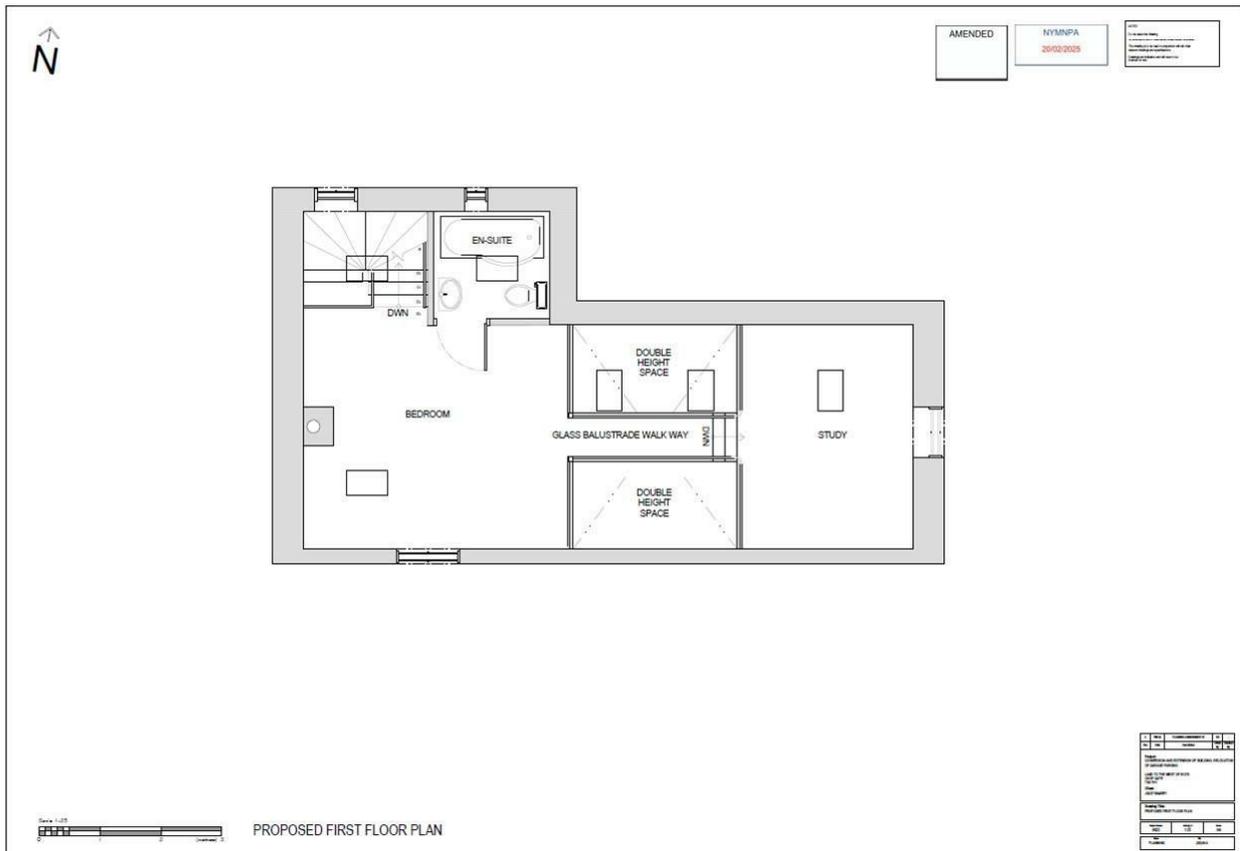
Under Decision Notice Number NYM/2024/0832 dated 28th February 2025 for conversion of former stable building to form one local occupancy residence dwelling with garden together with landscaping works, removal of timber garage, provision of two parking spaces and improvement works to existing vehicular entrance at land and building west of the B1257 (located north west of Bridge End Cottage), Chop Gate.

LOCAL OCCUPANCY CLAUSE

Under the approved planning consent, the occupation of the dwelling shall be limited to persons with a connection to the National Park, by way of residency, employment or other requirements. Further details are available under Condition 4 of the Decision Notice NYM/2024/0832.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The Vendor's are not aware of any public rights of way crossing the land.



SERVICES

Any prospective purchasers are to make their own enquiries in relation to connections to mains water, drainage and electricity. Any offers are to be as an unconditional basis.

A) Local Authority: North Yorkshire Council, County Hall, Northallerton, DL7 8AD. Tel: 0300 131 2131.

B) Foul Drainage and Water: Yorkshire Water Authority, Western House, Halifax Road, Bradford BD6 2SZ. Tel: 0345 1 24 24 24

C) Highways: North Yorkshire Council, County Hall, Northallerton, DL7 8AD. Tel: 0300 131 2131.

D) National Park: North York Moors National Park, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP. Tel: 01439 772700.

TENURE

Freehold with vacant possession upon completion.

METHOD OF SALE

For sale by Private Treaty as a whole. The vendor reserves the right to change the method of sale depending on the level of interest gained from the marketing process.

VIEWING

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.boultoncooper.co.uk for regular email updates for this property and other available properties.

AGENT CONTACT

Henry J Scott MRICS
07739 983806 / 01653 692151
henry.scott@boultoncooper.co.uk

PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective purchaser to plot the boundary of the land following the sale and to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

ANTI-MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering Regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.



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VIEWING

Strictly by appointment with the Agents.

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boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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