Off Sutton Road, York YO32 5TU

£335,000

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A rare and exciting opportunity to take over and complete a part converted barn in an idyllic rural setting standing within a plot of 0.34 of an acre located just under half a mile off the main road, less than 2 miles south of Sheriff Hutton, 3 miles from Strensall and around 5.5 miles north of York's outer ring road.

Tenure: Freehold
Services/Utilities: Electricity and water connections are believed to be available within 25m of the barn
Broadband: TBC
EPC Rating: TBC
Council Tax: To Be Confirmed - North Yorkshire Council
Current Planning Permission: Application No: ZE24/07478/GPAGB - See Planning Overview

*Download speeds vary by broadband providers so please check with them before purchasing.

Located around 0.3 of a mile off an unadopted track off Sutton Road (serving 2 other properties) Foss Barn stands within a plot of approx. 0.34 of an acre, enjoys glorious far reaching rural views to 3 sides. The proposed dwelling will provide around 1,200 sq ft (111.4 sq m) of living space that will currently comprise of an entrance hall, cloakroom/wc, living room, dining room, principal bedroom with en-suite shower room, 2 further bedrooms and a bathroom.

Site works that we understand to have been carried out to date include the drains run and soakaway, concrete ground floor slab, cavity walls above DPC level and the blockwork for internal walls. It should also be noted that the following materials (wooden windows, roof trusses and a water treatment plant) are available to purchase from the developer. A detailed breakdown of what works have been completed to date, Building Control sign offs and an itemised completion schedule are available from the selling agent upon request.

Please also note that all of the images are currently computer generated and for illustration purposes only.

PLANNING OVERVIEW
Planning permission was approved by North Yorkshire Council on 20th December 2024 for the change of use of an agricultural building to create a 3 bedroom dwelling (Use Class C3) with associated parking.

Application No: ZE24/07478/GPAGB

An electronic copy of the approved plans are available from the selling agent upon request or they can be viewed online through North Yorkshire Council's open access portal or by copying and pasting the following link:

https://planningregister.ryedale.gov.uk/caonline-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=SLK3ILNO09700

Please also note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule. Details of the charging schedule are available on the council website at www.northyorks.gov.uk

DIRECTIONS
From Strensall, via Sheriff Hutton Road, continue for approx. 2.5 miles before turning left into Sutton Road followed by your 1st right and continue for around .3 of mile where the barn will be on your left hand side.

We also recommend using the what3words app to find the barn, just type in (items.couches.woodstove) and follow the directions.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Please note that a number of the photos within this listing are CGI's and the measurements on the floor plan have been taken from the developer's working drawings and therefore offered purely as an approximate guide.

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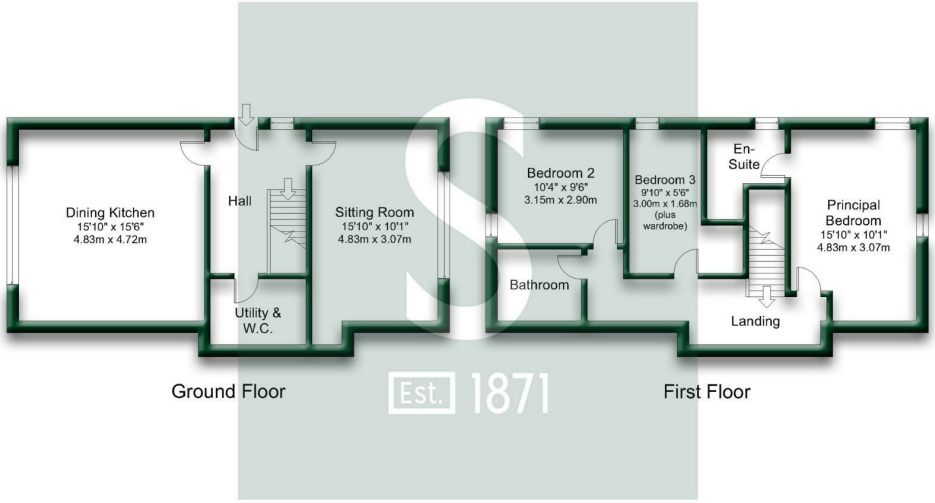

Gross internal floor area (approx.): 111.4 sq m (1,200 sq ft)
Please note that measurements and floor area have been taken off the original working drawings and are offered purely as a guide only and may be subject to alteration during the build process.
Not to Scale.
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