

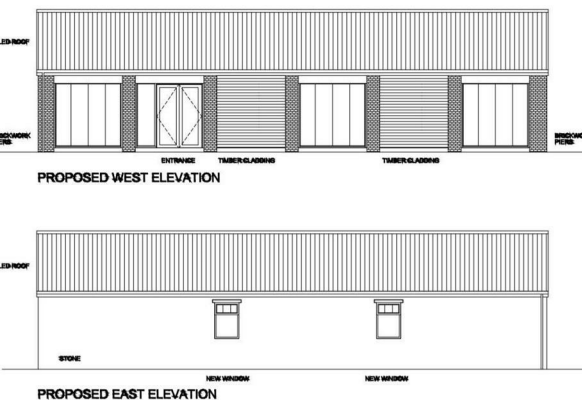
## Oulston Auction Guide £175,000

\*\*\*\* FOR SALE BY PUBLIC AUCTION \*\*\*\*

To be held at Duggleby Stephenson Saleroom at Murton, 6pm on Tuesday 23rd May 2023

A rare and exciting opportunity to convert a single storey barn in 1.80 acres in an idyllic rural setting on the fringes of the North York Moors National Park. For Sale by Auction at the Duggleby Stephenson Saleroom at Murton at 6pm on Tuesday 23rd May 2023.





## Accommodation

Positioned approximately 150 metres from the road side and located 8 miles north of Easingwold, 10 miles south of Thirsk and 16 miles north of York, the approved permitted development rights in place are to convert the barn and create a 2 bedroom detached single storey dwelling of approximately 104.6 m<sup>2</sup> (1,125 sq ft) with parking, gardens and glorious far reaching south facing views across the Vale of York.

The barn is offered in 1.80 acres (Lot 1, edged in red on the plan). A further adjoining 2.13 acres will be available by separate negotiation (Lot 2 - edged in blue on the plan). Please note that the purchaser of Lot 1 will have an option within 2 hours of the fall of the hammer to secure purchase of the additional 2.13 acres for a fixed price of £25,000 + VAT

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether mentioned in these particulars or not. The grant of wayleaves and easements for the connection of services over the land owned by the Vendor will not be unreasonably withheld.

The Estate will retain access down the length of the track from A to B. The beck will be within the red boundary and the buyer will be responsible for not polluting or blocking it and they will also own the bridge. The buyer will be responsible for erecting a stockproof fence from the points marked M-F-G-H-J-K or from K-M on their side of the beck if only the red area is purchased and from K-L-P-N if both red and blue areas purchased.

Detailed plans and further information on this site are available online with North Yorkshire Council's Planning Portal.

Planning Reference = 21/00908/MBN

There are no services currently connected to the barn and although we understand that electricity is located near the barn but enquires should be made to Northern Powergrid. Previous enquiries made to Yorkshire Water indicate that a separate water meter fitted at Manor Farm by Yorkshire Water will cost in the region of £1,300. The buyer would then be responsible for connecting the water supply to the barn.

VIEWINGS STRICTLY BY APPOINTMENT

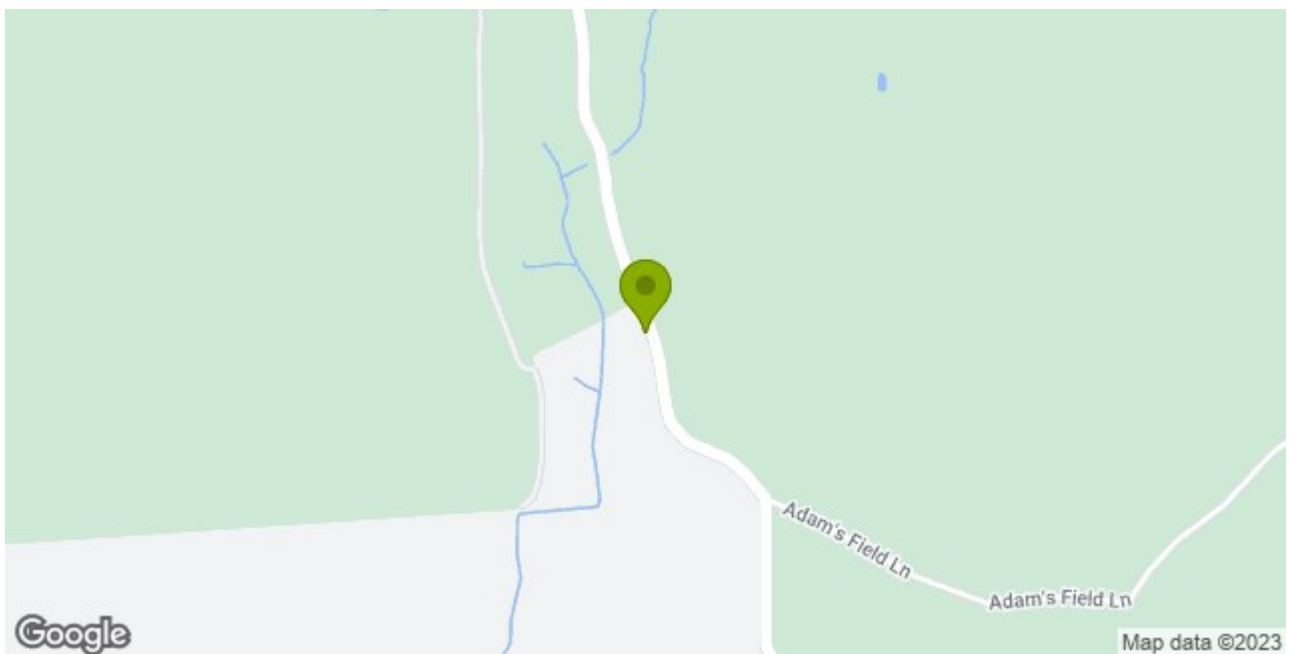
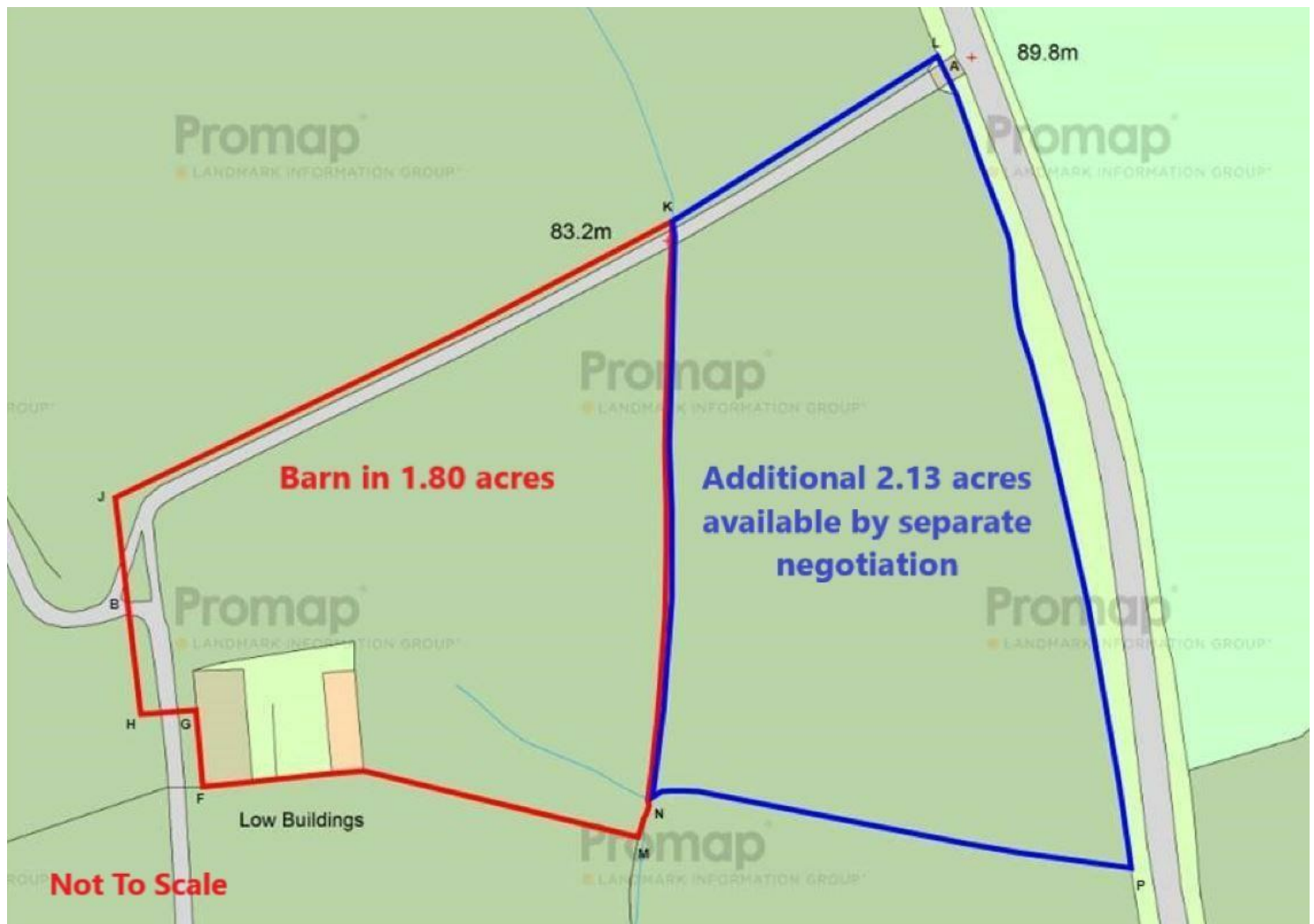
## Auction Conditions

The property is being sold by public auction on Tuesday 23rd May, 6.00pm at the York Auction Centre, Murton. The auction will be conducted under RICS standard Auction conditions.

The successful bidder will be required to place a 10% non refundable deposit and complete the transaction no later than 21 days thereafter. The Auction pack will be available to view through the selling agent after Monday, 1st May 2023. The legal pack will include all title documentation, Transfer and Contract together with all searches.

## Buyers Premium

A buyers premium of £216 will also be payable by the successful Purchaser.



### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

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