



## Sunbeck Lane, Raskelf, York Guide Price £650,000

An opportunity to acquire a substantial agricultural building in approx. 18.20 acres (7.36 ha) with planning permission in place to convert and create a stunning 5 bedroom detached contemporary home of around 4,067 sq ft (378 sq m).

\*\*\* FABULOUS RURAL LOCATION \*\*\*



### Existing Barn

Discretely positioned at the end of an idyllic tree lined private 300 yard (275m) track (formerly a railway line), the existing barn stands to the fore of approximately 18 acres of agricultural land. The barn has a footprint of approximately 80' x 40 (3,200 sq ft / 297 sq m) and is a former grain and potato store comprising of steel portal frame on a concrete pad with steel corrugated cladding to the lower and fibre cement boarding to the upper elevations and roof with sliding double doors to the west.

### Proposed New Dwelling

The proposed new dwelling's floor plans create a stunning 5 bedroom detached home with innovative contemporary styling and approximately 4,067 sq ft (378 sq m) of flexible living accommodation that has been initially proposed as a reception hall with cloakroom/wc, 2 formal reception rooms, study, dining kitchen and utility room, principal bedroom with en-suite shower room and balcony, guest bedroom with en-suite shower room plus 3 further bedrooms and a bathroom, complemented by a covered entrance and an integral car port.

The proposed development would also see the existing cladding replaced with concrete panels to lower levels, Yorkshire boarding to upper and corrugated steel roof cladding, together with appropriate levels of glazing throughout to provide adequate natural light levels to the property, whilst maintaining the agricultural appearance as the surroundings demand.

It should also be noted that the location lends itself to consider the options currently available for off grid energy sources such as solar, ground and wind.

### Planning Permission

Planning permission was granted by virtue of a Class Q consent for the change of use of the agricultural building into a dwellinghouse by Hambleton District Council on 1st September 2022. Full details can be found online at [www.hambleton.gov.uk](http://www.hambleton.gov.uk)

Application No. 22/01406/MBN

Please 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.hambleton.gov.uk](http://www.hambleton.gov.uk)

### Services

We have been informed by the Vendor that water and electricity are available nearby and any buyer would be responsible for carrying out their own independent checks on the availability/suitability of any services. The Vendor has however provided us with a preliminary quote for the supply of electricity and the viability and costings of a borehole water supply. Further details are available upon request.

Drainage would be by way of private drainage as per the planning consent.

### Location

The barn and land is situated 1.5 miles outside the village of Raskelf, 1.8 miles off the A19, 3.5 miles west of Easingwold, 8.5 miles south of Thirsk and 15 miles north of York.

### Post Code & Directions

The property's postcode is YO61 2HQ. Leaving Raskelf on West Moor Road, continue for approx. .75 of a mile before turning right (signposted Husthwaite & Coxwold), followed by your first left into Sunbeck Lane. Continue down the single track road for .40 of a mile where the gated entrance to the barn will be on your left.

### Tenure

We have been informed by the Vendor that the property is freehold.

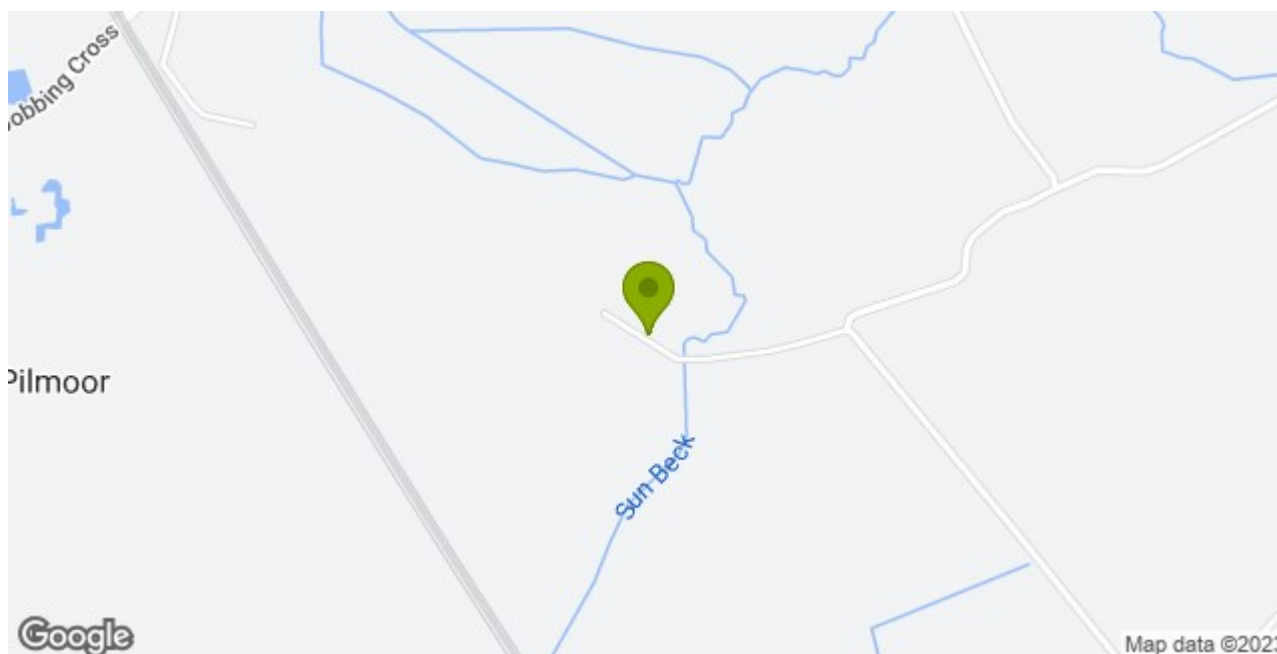




GROUND FLOOR PLAN



FIRST FLOOR PLAN



## Stephensons

York  
Knaresborough  
Selby  
Boroughbridge  
Easingwold  
York Auction Centre  
Haxby

01904 625533  
01423 867700  
01757 706707  
01423 324324  
01347 821145  
01904 489731  
01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

CS Hill FNAEA  
N Lawrence

