



The Old School, Main Road, Malton, YO17 8EX Guide price £337,000

****PLEASE NOTE, A LOCAL OCCUPANCY CLAUSE IS IN EFFECT, THIS PURCHASE IS ONLY AVAILABLE TO BUYERS WITH LOCAL TIES TO WEAVERTHORPE OR NEIGHBOURING PARISHES****

OPPORTUNITY TO PURCHASE NEWLY CONVERTED HOUSE OFF-PLAN. CHOICE OF 2 AVAILABLE.

Originally, The Old School, Bear Builders are undertaking a high end refurbishment project to create 2 residential properties.

The accommodation briefly comprises; entrance hall with master suite with dressing area, dual aspect sitting room, a large open-plan kitchen/dining room and a utility room. From the first floor landing there are a further 2 double bedrooms and house bathroom.

There will be ample parking to both properties. The vast majority of the gardens will lie to the rear and will be mostly laid to lawn., enjoying stunning views to open countryside beyond the village.

The village of Weaverthorpe lies in the beautiful countryside of the Yorkshire Wolds, within the Ryedale District of North Yorkshire. The market towns of Malton and Driffield, and the popular East Yorkshire Coastal resort of Scarborough, all lie within a 15 mile radius, offering wide ranging amenities.

EPC RATING TBC



| 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 | |
| EU Directive 2002/91/EC | |
| England & Wales | |
| Environmental Impact (CO ₂) Rating | |
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | |

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

LOCAL OCCUPANCY CLAUSE APPLIES

1.1 "Condition 3
The 2no. units of accommodation hereby approved shall only be used as
(i) A dwellinghouse, subject to the requirements below under condition 4.
(ii) A holiday cottage, subject to the requirements below under condition 5
Reason: For the avoidance of doubt and to satisfy SP1, SP2, SP8 and SP21 of the Ryedale Plan, Ryedale Plan, Local Plan Strategy

1.2 Condition 4
When in use as a dwelling, the dwelling hereby approved shall only be occupied by a person(s) together with his/her spouse and dependents, or a widow/widower of such a person, who:
Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock;
or
Do not live in the parish but have a long-standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving military service; or
Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years
Reason: To satisfy the requirements of Policies SP2 and SP21 of the Ryedale Plan – Local Plan Strategy.

1.3 Condition 5
When in use as holiday accommodation, the holiday accommodation hereby permitted shall be occupied for holiday purposes only; and not as a person's sole or main place of residence. No period of occupancy must exceed a total of 31 days in any one calendar year;
The owners/operators of the holiday accommodation hereby permitted shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request. The register shall include full details of the following:
- the main address(es) of all the occupiers of the accommodation hereby permitted
- the start date of every one of the letting/occupation of all the occupiers of the accommodation hereby permitted
- supporting evidence of the main address(es) of all the occupiers of the accommodation hereby permitted.
Reason: As required by Policy SP21 of the Ryedale Plan, Local Plan Strategy”

ELIGIBLE NEIGHBOURING PARISHES
Luttons, Sherburn, Foxholes, Langtoft, Cottam and Thwing

