



\*\*\*\* RESIDENTIAL DEVELOPMENT OPPORTUNITY \*\*\*\*

A prime residential development opportunity occupying a choice elevated position with planning consent to create three barn conversions each with generous gardens and stunning views.

Guide Price £500,000 - £550,000

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.

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



#### 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 FNAEA  
J E Reynolds BA (Hons) MRICS  
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York: 01904 625533  
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Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

#### Associate Partners:

N Lawrence  
I Jarvis MNAEA

## Foreword

The site sits just outside the ever popular village of Scotton offering quick and easy access to Harrogate, Knaresborough & Boroughbridge. The opportunity is offered to the market with both vacant possession and no onward chain.

## Planning

Under Decision No ZC25/00882/PBR & Decision No ZC25/00883/PBR planning consent has been granted to convert two redundant agricultural buildings into a substantial detached dwelling, and a pair of semi detached dwellings respectively.

## Services

Mains services of electricity & water are understood to be available to the site. Prospective purchases are advised to satisfy themselves that the appropriate connections can be made:

A. Local Authority  
North Yorkshire County Council  
County Hall  
Northallerton, DL7 8AD  
Tel: 01609 780780

B. FOUL DRAINAGE AND WATER  
Yorkshire Water Services  
PO Box 52  
Bradford, BD3 7YD  
Tel: 0345 1208 482

C. HIGHWAYS  
North Yorkshire County Council  
County Hall  
Northallerton, DL7 8AD  
Tel: 01609 780780

## Tenure

We assume the tenure to be Freehold. Please note that we have not had sight of any title deeds or other legal documents.

## Viewings

Viewings of the site are strictly via appointment through the selling Agent.

A full set of plans and documents are available on the North Yorkshire County Council Open access planning portal.

## Mode of Sale

Offers are invited for the freehold interest in the site subject to contract only.

