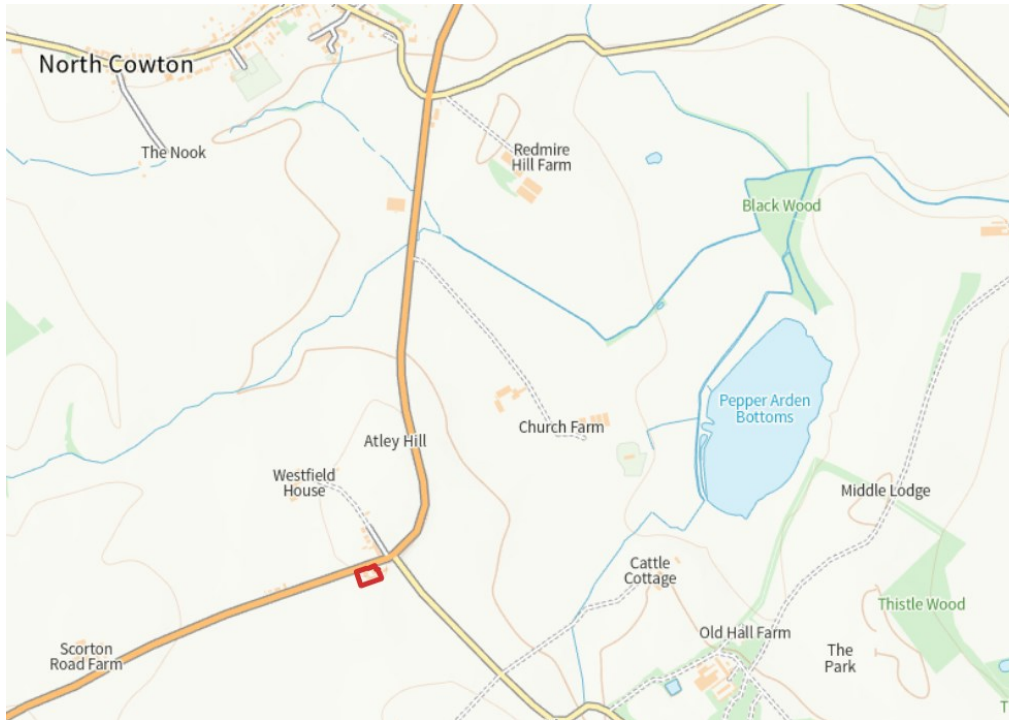




**Development Barns**  
**Jasmine Farm, South Cowton**  
**Permitted development for 3 Dwellings**



## Barns at Jasmine Farm, South Cowton

Exciting barn conversions on the edge of South Cowton  
extending to 0.6 acres

Class Q Permitted Development for 3 Dwellings

Scope for Further Development Subject to P.P

Panoramic Open Field Views

Edge of Village Location

Close Local Amenities

For Sale as a Whole

Offers in Excess of £325,000



Applegarth Mart, Northallerton, North Yorkshire, DL7 8LZ

Tel: 01609 772034

[www.northallertonauctions.com](http://www.northallertonauctions.com)

[simon@northallertonauctions.com](mailto:simon@northallertonauctions.com)

## Introduction

A residential conversion opportunity for the development of three dwellings through the conversion of the existing farm buildings. All in all set in around 0.6 acres with truly spectacular views over open countryside.

## Situation

Located on the western edge of South Cowton and within easy reach of both the Yorkshire Dales & North Yorks Moors.

## Description

Opportunity for the development of 3 residential dwellings within a yard former Agricultural buildings with potential scope of further development opportunities subject to obtaining planning permission. The site benefits from exceptional views over open countryside. A unique opportunity for potential self build with adjoined lettings or development & resale.

## General Remarks

### Plans & Areas

The Plans are provided for identification only. Potential purchasers must satisfy themselves with the property.

### Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all rights of way, whether public, or private, light, water, drainage, sewage, support and easements and other restrictive covenants, and existing and proposed wayleaves for masts, pylons, cables, water, gas pipes whether mentioned in these particulars or not.

## Planning

Permission granted under GDPO for conversion of existing buildings into three dwellings

Reference: 22/01218/MBN & 22/01214/MBN

## Local Authority

Hambleton District Council, Civic Centre, Stonecross, Brompton, Northallerton, DL6 2UU

## Boundaries

The Purchaser must fence the boundary between points A. B & C within 1 month of completion with suitable stock proof fence

## Timber, Minerals & Sporting

The Timber, Minerals & Sporting rights are to be included with the freehold as far as they are owned.

## Tenure

The property is freehold and sold with vacant possession

## Value Added Tax

The vendor reserves the right for VAT to be charged on the sale

## Method of Offering

The Property is offered for sale by private treaty, we urge all interested parties to register their interest with us so we can keep you updated as to how the sale will be concluded. All expressions of interest should initially be directed to Simon Manthorpe MRICS FAHV.

## Viewings

Viewings are strictly by appointment, please contact our office 01609 772034 to arrange a viewing.



## Barn 1 - Jasmine Farm

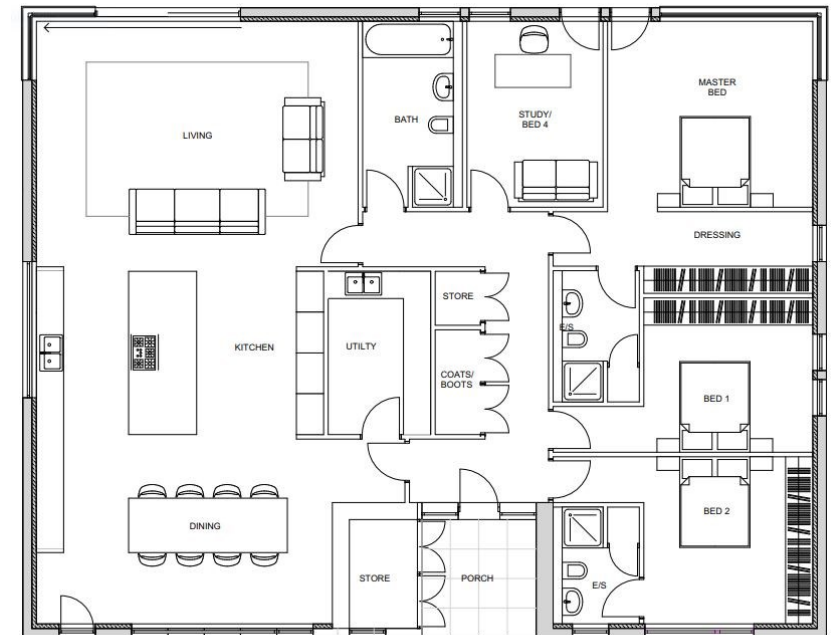


### Barn 1 Details

Permitted development for the conversion from Agriculture to a modern extensive 3 bedroom home with a floor area of 218 square meters, Open plan living with panoramic views over open countryside. The current building is of concrete portal frame construction, block walls and cladding.

### Planning Reference

22/01218/MBN



PROPOSED GROUND FLOOR PLAN  
FLOOR AREA 218 SQM

## Barn 2 - Jasmine Farm

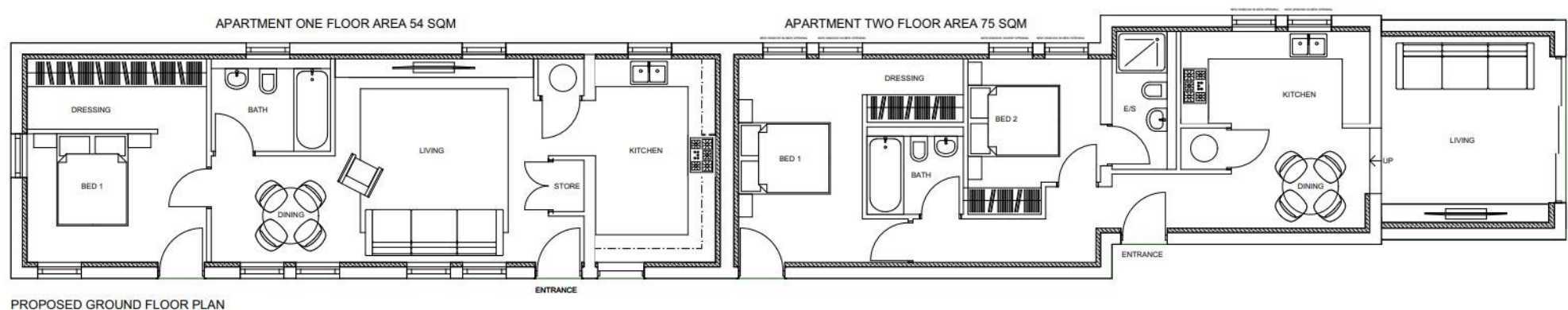


### Barn 2 Details

Permitted development for the conversion of a brick built barn into two dwellings. A one bedroom dwelling with 54sqm of living space and panoramic views over unspoilt countryside. A further two bedroom dwelling with 75sqm of living space, again benefiting from panoramic views.

### Planning Reference

22/01214/MBN



Further details available under planning reference 22/01214/MBN



Northallerton  
Auctions Limited

Applegarth Mart, Northallerton, N. Yorkshire, DL7 8LZ

Tel: 01609 772034

[www.northallertonauctions.com](http://www.northallertonauctions.com)

#### IMPORTANT NOTICE

Northallerton Auctions Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

