

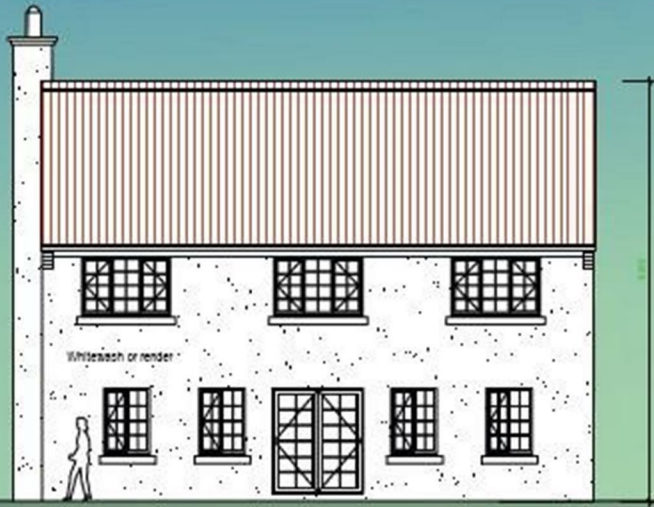
# LAND ADJACENT TO ST MARY'S CHURCH

Crathorne, Yarm



GSC GRAYS

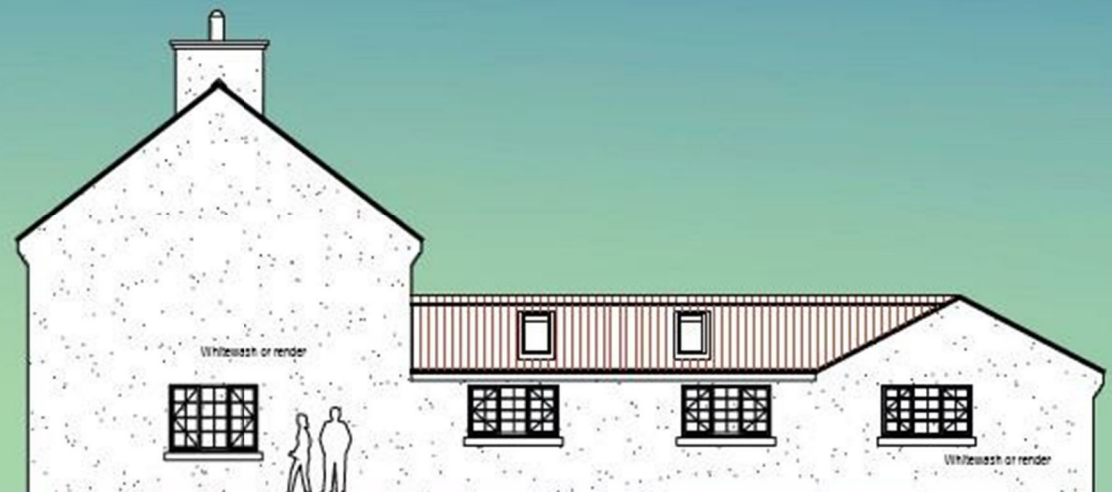
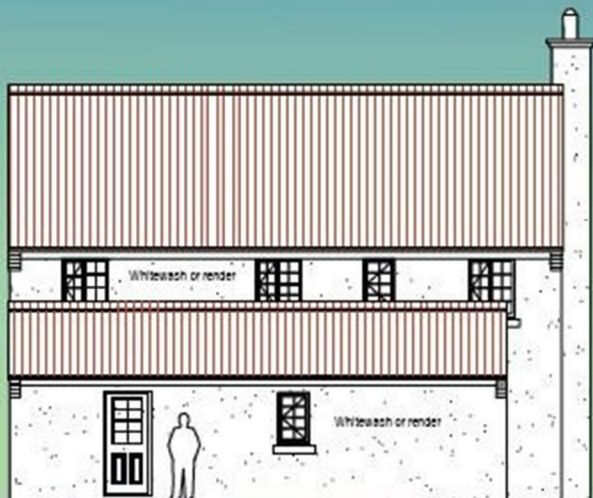
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FRONT (South East) ELEVATION



SIDE (South West) ELEVATION

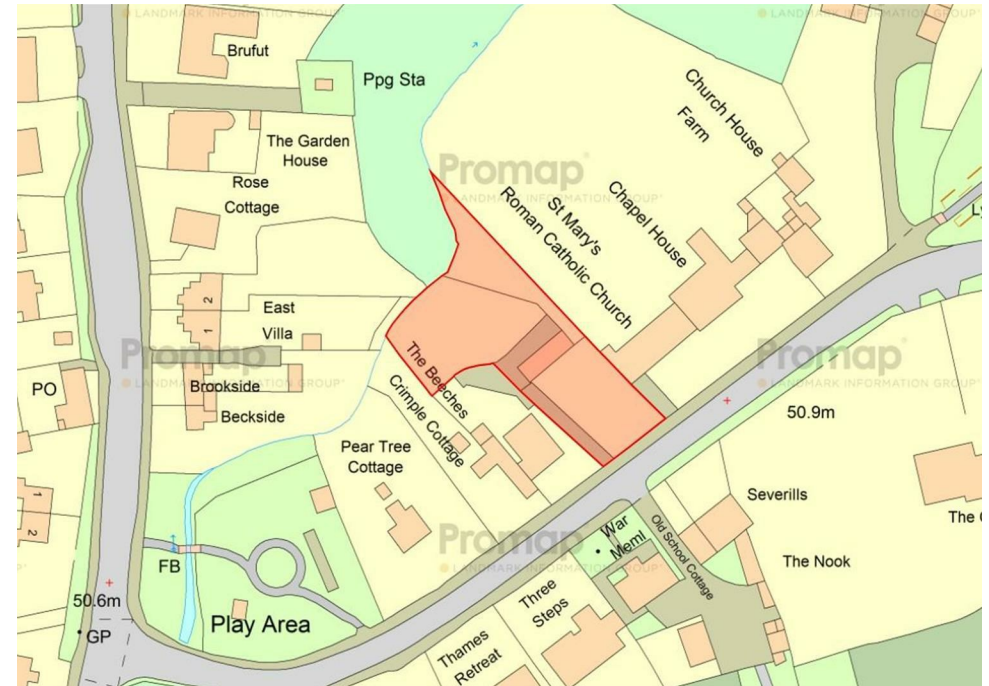


# LAND ADJACENT TO ST MARY'S CHURCH

Yarm, TS15 0BB

Full planning permission has been granted for a five-bedroom detached family home in the exclusive and highly sought-after village of Crathorne.

This is a rare opportunity to purchase a plot with full planning permission and build an exceptional home offering approximately 2,650 square feet of accommodation, set in glorious gardens on a perfectly positioned plot of just over one third of an acre.



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## Situation and Amenities

Crathorne village has its own cricket pitch, church and pub, The Crathorne Arms, the village shop and a very popular farm shop, deli and cafe on the edge of the village, along with the excellent local fresh milk hut in the heart of the village. It is ideally situated close to the popular market town of Yarm, which has a wide variety of shops, restaurants and pubs, a garage, churches, health centre, primary schools, Conyers mixed comprehensive school and the independent Yarm School.

Middlesbrough 10 miles, Darlington 15.4 miles, Stokesley 6.9 miles, Northallerton 14.5 miles, Thirsk 18 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds.

Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.







### Accommodation

A prime building plot with full planning permission for an exceptional family home. This rarely available opportunity in the heart of the sought-after village of Crathorne offers flexible, five-bedroom accommodation and has been thoughtfully designed with the modern family in mind.

Chapel Gardens will enjoy a large welcoming reception hall which leads through to the spacious, well-lit, open-plan living, dining and family area: a wonderful "heart of the home" environment with twin double doors out to the gardens. There is a spacious lounge with a fireplace, perfect for comfortable family nights in, along with an office for those who work from home.

The large ground floor bedroom benefits from an en suite, whilst the huge boot/utility room means all the essentials are kept neatly out of the way.

First floor accommodation comprises four bedrooms including a large master suite and a family bathroom

### Externally

Set centrally in a glorious plot, Chapel Gardens will be set back from the road and will enjoy private gardens to the front and rear.

Chapel Gardens will own the access driveway leading to plenty of off-road parking.





## Planning

Quite simply, the location of this wonderful site makes it one of the most exclusive building plots to come to the market for a considerable time, benefitting from full planning permission for a detached family home.

The planning permission can be viewed on the North Yorkshire Council planning portal via the following link:

[https://planning.hambleton.gov.uk/online-applications/applicationDetails.do?](https://planning.hambleton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REWBG8HUMTP00)

[activeTab=summary&keyVal=REWBG8HUMTP00](https://planning.hambleton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REWBG8HUMTP00) Alternatively, please ask for further information from the sales agents, GSC Grays.

In all, the site measures approximately 0.36 acres. Please note, the vendor, architects and agents in obtaining planning consent will not be held responsible or liable for any inaccuracies or discrepancies.

## Agent's Note

The plot is currently used as a part-walled vegetable garden along with a potting shed (for demolition) and garden. The plot is bordered by Garbutt's Lane to the south, St. Mary's Catholic Church (Grade II\* listed) to the east, existing gardens and a small brook to the north and an access road to the west which will be owned by Chapel Gardens and also provide access to the existing adjacent bungalow.

The owners of the plot have carefully considered the positioning and orientation of the planned property in order to offer privacy for the new owners as well as the existing neighbouring properties and will only consider offers based on this design and build and in line with the planning permission granted on 27th February 2024.

## Method of Sale

The site is offered for sale by private treaty, with vacant possession upon completion. We reserve the right to conclude the sale by any other means at our discretion. All potential purchasers are requested to register with the selling agent, GSC Grays, so that they can be advised as to how the sale will be concluded. All offers must be confirmed in writing. Purchasers will be required to provide proof of identification to comply with Money Laundering Regulations.

## Title

The site is available freehold with vacant possession, following legal completion.

## Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, rights of water, light, support, drainage, electricity and all other rights, obligations, easements, quasi easements, and all existing and proposed wayleaves or covenants whether disclosed or not.

## Area, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy. The vendor reserves the right to change and amend the boundaries.

## Selling Agents

GSC Grays Telephone 01642 710742. Email: [gjw@gscgrays.co.uk](mailto:gjw@gscgrays.co.uk)

## Viewings

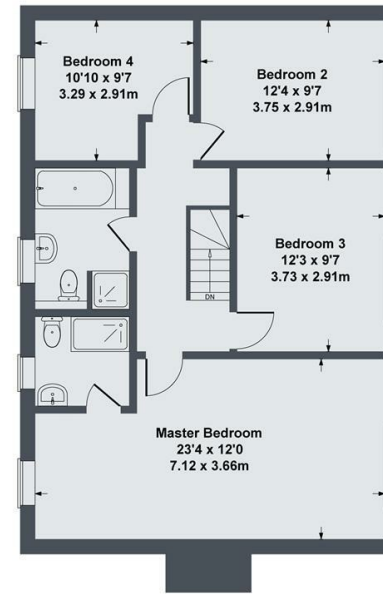
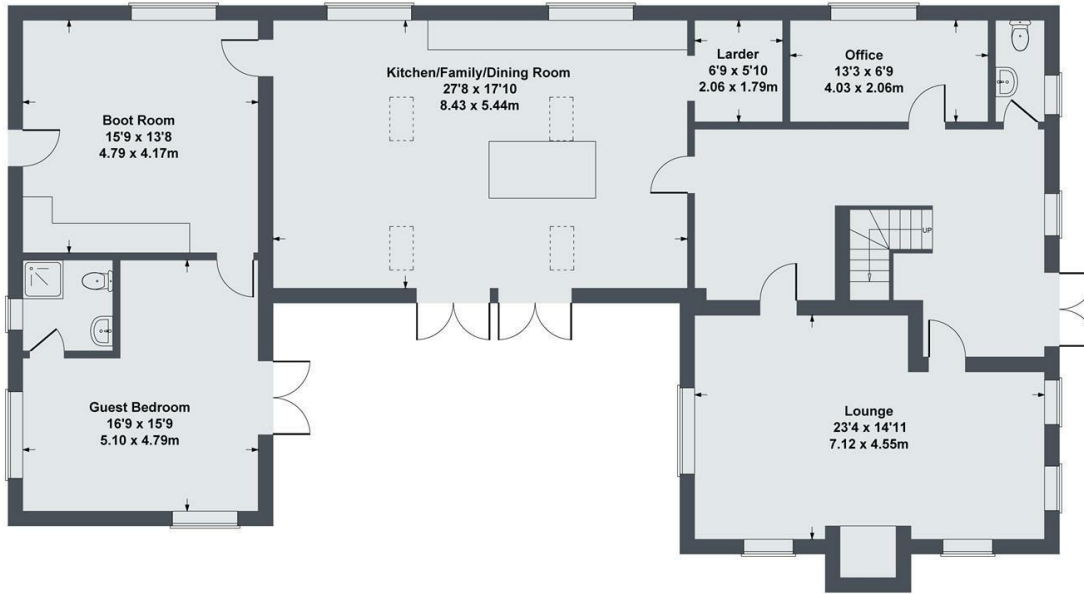
The location of the site is private property and can only be viewed from the roadside unless prior permission has been granted by the agents and owners and an appointment will be made for a formal viewing. Please contact agent for further details.

## Particulars and Photographs

Particulars prepared April 2025

Photographs taken April 2025

Full Planning Permission Granted for plot adjacent to  
 St Marys Roman Catholic Church, Crathorne North Yorkshire  
 Approximate Gross Internal Area  
 2659 sq ft - 247 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.