



MANOR FARM BARN DEVELOPMENT

Fearby, HG4 4ND



GSC GRAYS
PROPERTY • ESTATES • LAND

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AN ATTRACTIVE OPPORTUNITY TO PURCHASE A RANGE OF STONE BUILDINGS WITH FULL PLANNING PERMISSION TO CREATE THREE EXECUTIVE HOMES, SITUATED ON A SUBSTANTIAL SITE EXTENDING TO APPROXIMATELY 2.5 ACRES

Summary

Full Planning Permission Granted • Three Substantial Barn Conversions
Allocated Parking & Garaging • Private Gardens & Grounds
Site Extends Approximately 2.5 acres



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5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

www.gscgrays.co.uk

agency@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310
Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000
Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500
Kirkby Lonsdale
Tel: 01524 880320





Situation and Amenities

Fearby is an attractive village in North Yorkshire, with a pub, church and array of countryside walks on the doorstep. The Georgian market town of Masham is only about 2 miles away and has a good range of independent and national retailers, cafés, public houses, two butchers, green grocers, local Co-op store, the well-renowned Black Sheep and Theakstons Breweries, restaurants, and doctors' surgery. The Swinton Park Hotel and Country Club and Masham Golf Club are also in close proximity.

There is a primary school in Masham and secondary schools in nearby Ripon(11 miles), Bedale (8 miles) and Leyburn(12 miles) , including Ripon Grammar School. These market towns have many excellent local and artisan shops, weekly outdoor markets, filling stations, doctors' surgeries and dentists.

There are also various independent schools within striking distance including Aysgarth Preparatory School, Cundall Manor School, Queen Mary's School for girls at Thirsk, Queen Ethelburgas College and further opportunities in York and Harrogate. The village has relatively easy access to the A1, approximately 9 miles away. The nearest train station is at Northallerton (about 16 miles) with a regular service on the East Coast Main Line to York, Newcastle, London Kings Cross or Edinburgh. Leeds Bradford is the nearest international airport.

Manor Farm Barns Development

The steading comprises an extensive range of modern and traditional stone farm buildings and two substantial courtyards. Planning consent (ref: ZC23/01691/FUL) has been granted for the conversion of four traditional farm buildings to form four dwellings with associated works, including creation of dedicated parking and private gardens and demolition of modern farm buildings to convert the traditional stone buildings. (Please note one of the barns highlighted in blue, separate to the main site is being retained by the vendor.)

The site itself is most attractive, with an open aspect to the rear, whilst being set back from the main road within the village, tucked behind the farmhouse, with a substantial site extending to approximately 2.5acres, there is a considerable





amount of surrounding space, allowing for large plots and private parking. The site comprises three, four-bedroom spacious properties of varying sizes:

Plot One: extends to approximately 274.97/2958 sq m/ft

Plot Two: extends to approximately 239.24/ 2574 sq m/ft

Plot Three: extends to approximately 193.32/ 2080 sq m/ft single storey accommodation

Planning Permission & Local Authority

Full details and drawings are available on the North Yorkshire Planning portal and from the Selling Agents, upon request. Decision Number: ZC23/01691/FUL

North Yorkshire County Council Tel: 0300 131 2131

The purchaser will be responsible for implementing the planning permission for the development site within six months of completing the purchase.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays. Tel: 01748 829217

what3words

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Wayleaves and Covenants and Rights of Way

Manor Farm Barns are sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

We understand that a right of access will be granted over both tracks leading to the plots.

We understand that there is a public footpath across the amenity land to be included in the sale.

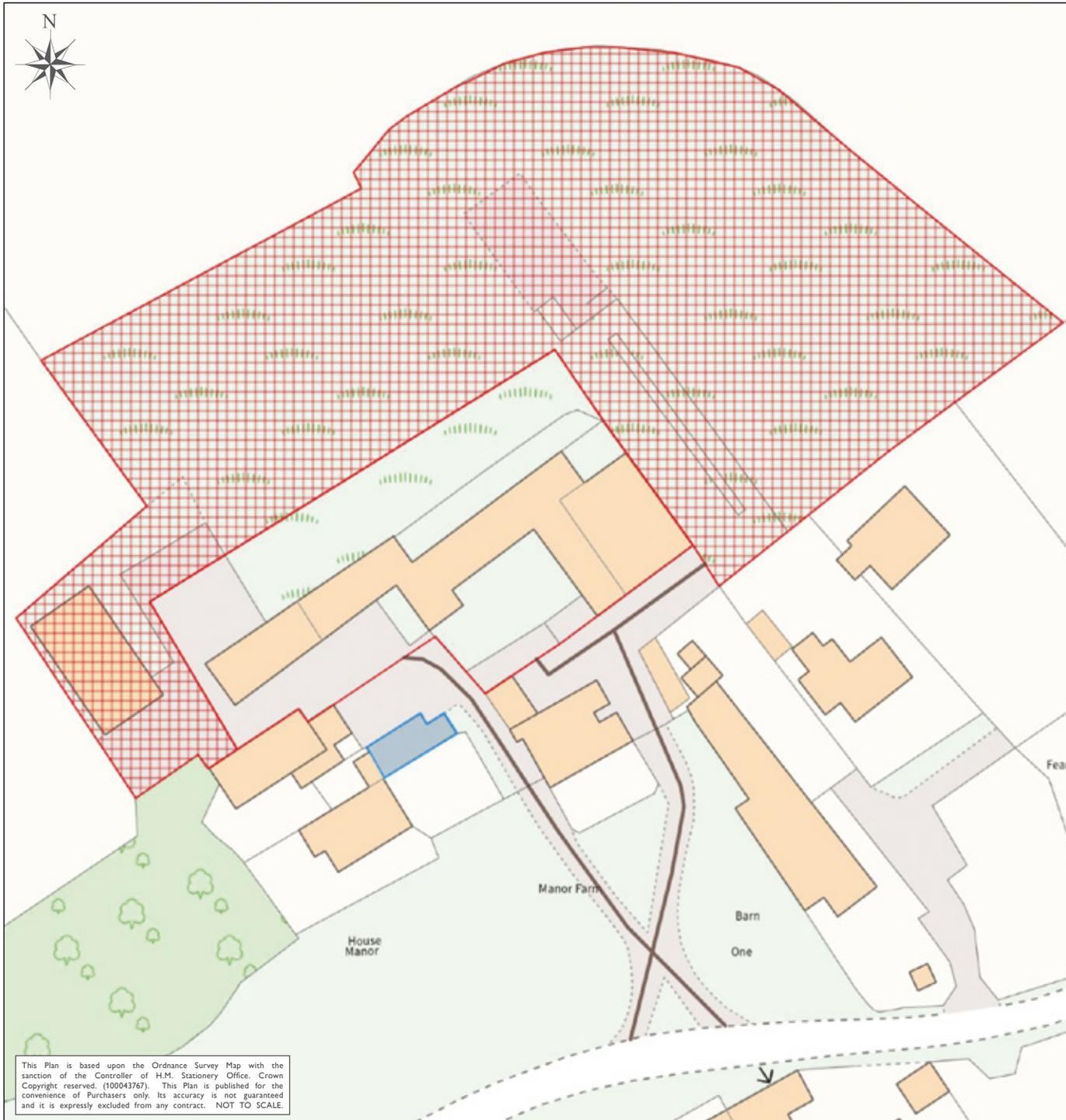
A vehicular and pedestrian right of way will be retained to provide access at all times, to the parking areas associated with the retained properties.

Overage Provision

The Seller reserves the right to include an overage provision sharing in any uplift in value as a result of planning permission being granted for further residential development hatched in red on the plan at 30% over the following 25 years.

Reservations

There will be a restrictive covenant on change of use of any part of the property to avoid leisure use in conflict with Swinton Estate and its businesses. Swinton Estate reserves the right of pre-emption on any subsequent sales of any part of the property.



Agent's Note

We understand that asbestos is present in some of the outbuildings.

The development site is situated within a conservation area and within the curtilage of two Grade II Listed properties, however we understand that the barns offered for sale are not Listed properties.

The plot sizes referenced within the sales particulars have been supplied by the architect, who provided the architectural drawings for the planning application.

Development

The estate is open to discussing with prospective purchasers engaging them to renovate the retained barn to enable the development to be completed simultaneously. The retained barn is highlighted in blue on the plan.

The purchaser will be responsible for implementing the planning conditions and the planning permission for the development site within six months of completing the purchase.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Services

We understand that there is an electricity and water supply to the site, however prospective purchases will be required to make their own enquiries.

Where services are shared between the farmhouse and steading it will be the responsibility of the purchaser of the steading to arrange and pay for the separation as required.

We understand there are currently no drainage facilities connected to the farm steadings.



Manor Farm Barns Development, Fearby

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. 2024

DISCLAIMER NOTICE:

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 our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on 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 property.

Particulars written: April 2025
 Photographs taken: November 2024