

DEVELOPMENT OPPORTUNITY FOR SALE

DETACHED FORMER GRANARY & STABLEYARD
UPPER FARM, MALTBY ROAD, THORNTON, TS8 0AY



- An exciting and rare opportunity to acquire a range of attractive traditional farm buildings in a courtyard setting.
- Full Planning Permission for conversion to form a substantial 4 bedroom dwelling with detached double garage.
- There is also the possibility to acquire additional land and modern general purpose farm buildings by separate negotiation.
- Offers invited in excess of £200,000



LOCATION

The property is situated in a very pleasant rural location on the edge of Thornton Village lying between Teesside and Yarm. It is ideally positioned for the regions towns and villages conveniently located close to the A19 and A174.

The buildings are set back from the village and the main road accessed by a shared drive and occupy a slightly elevated position giving commanding views of the surrounding countryside.

DESCRIPTION

This detached development is formed from an impressive range of traditional farm buildings comprising of a period granary & barn with wheelhouse and stable block within a courtyard setting. The existing buildings are of an architecturally attractive brick construction under a timber framed clay tile roof.

Within the demise are general purpose buildings currently used as cow byres.

ACCOMMODATION

The planning consent allows for a spacious 4 bedroom dwelling with detached double garage providing a total gross internal area of approximately 287m² (3090ft²) overall floorspace.

Externally there is provision for a large garden, patio and parking area which is currently laid to concrete.

Additional land and general purpose buildings are available by way of separate negotiation.

PLANNING

The property benefits from Full Planning Permission for extensions and alterations to existing buildings to form 1no detached dwelling with detached double garage. Planning Application No. M/FP/0205/11/P granted by Middlesbrough Borough Council.

TENURE

The premises are available Freehold and Vacant Possession will be given upon completion.

SERVICES

Whilst the property currently benefits from mains water and electricity supplies the purchaser will be responsible for the separation of the same. In addition a new Septic Tank will need to be installed by the purchaser to serve the development.

BOUNDARIES

It will be a condition of the sale that the purchasers will erect stock proof fencing between points A-B-C on the attached plan within 2 months of completion of the sale.

In addition the purchaser will be responsible for the erection of a 1.8m brick wall between points D & E on the attached plan in materials sympathetic to the existing buildings upon completion.

RIGHT OF WAY

The property is sold with the benefit of a shared right of way along the existing drive from the public highway. The purchaser will be responsible for a contribution towards the upkeep of this drive going forward.

LEGAL COSTS

Each party will be responsible for their own costs incurred in this transaction.

VIEWING

Viewing and further information is strictly through the sole agents.

Contact

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