



LIMEBAR BANK ROAD

Marton Cum Grafton, York, YO51 9PJ



GSC GRAYS

PROPERTY • ESTATES • LAND

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Marton Cum Grafton, York, YO51 9PJ

A rare opportunity to purchase land with outline planning permission for the conversion of an existing agricultural building under Class Q permission to a residential dwelling on the outskirts of Marton cum Grafton.

Rare Development Opportunity

Land with planning permission

Class Q conversion of existing Agricultural buildings

Fantastic location

Edge of the sought after village

Amazing opportunity



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GSCGRAYS.CO.UK



Situation and Amenities

Marton cum Grafton lies west of York and mid-way between York and Harrogate. The location is convenient for shops and schools. Nearby, Boroughbridge has a local state secondary school. There is a daily bus service to Ripon and York.

Marton cum Grafton is a bustling and thriving village which enjoys a strong community spirit and excellent amenities, a well-regarded pub, outstanding primary school, church, post office and shop, cricket club, tennis courts, sports field and children's play area. The railway stations of Hammerton and Cattal are a short drive away and a variety of good local facilities, including a supermarket can be found in the nearby market town of Boroughbridge.

Boroughbridge 3 miles, Harrogate 9 miles, York 14 miles, Leeds 18 miles, A1 2 miles. (Distances approximate)

Description

The site in questions has class Q planning permission for conversion of an existing agricultural Building into a residential dwelling. Planning ref no ZC23/01588/PBR

The site is positioned on the outskirts of the village of Grafton accessed via an adopted lane. The land is currently split into two grazing paddocks on sloping land with mature hedge boundaries. To the front of the plot is a mown area with enclosed poultry area. To the rear of area and access through a gate is a hardstanding area, a small pole barn and the agricultural building.

Services and Other Information

Mains water supply to the plot

Local Authority

North Yorkshire Council

Viewings

By appointment only with GSC Grays: 01423 590500

Directions

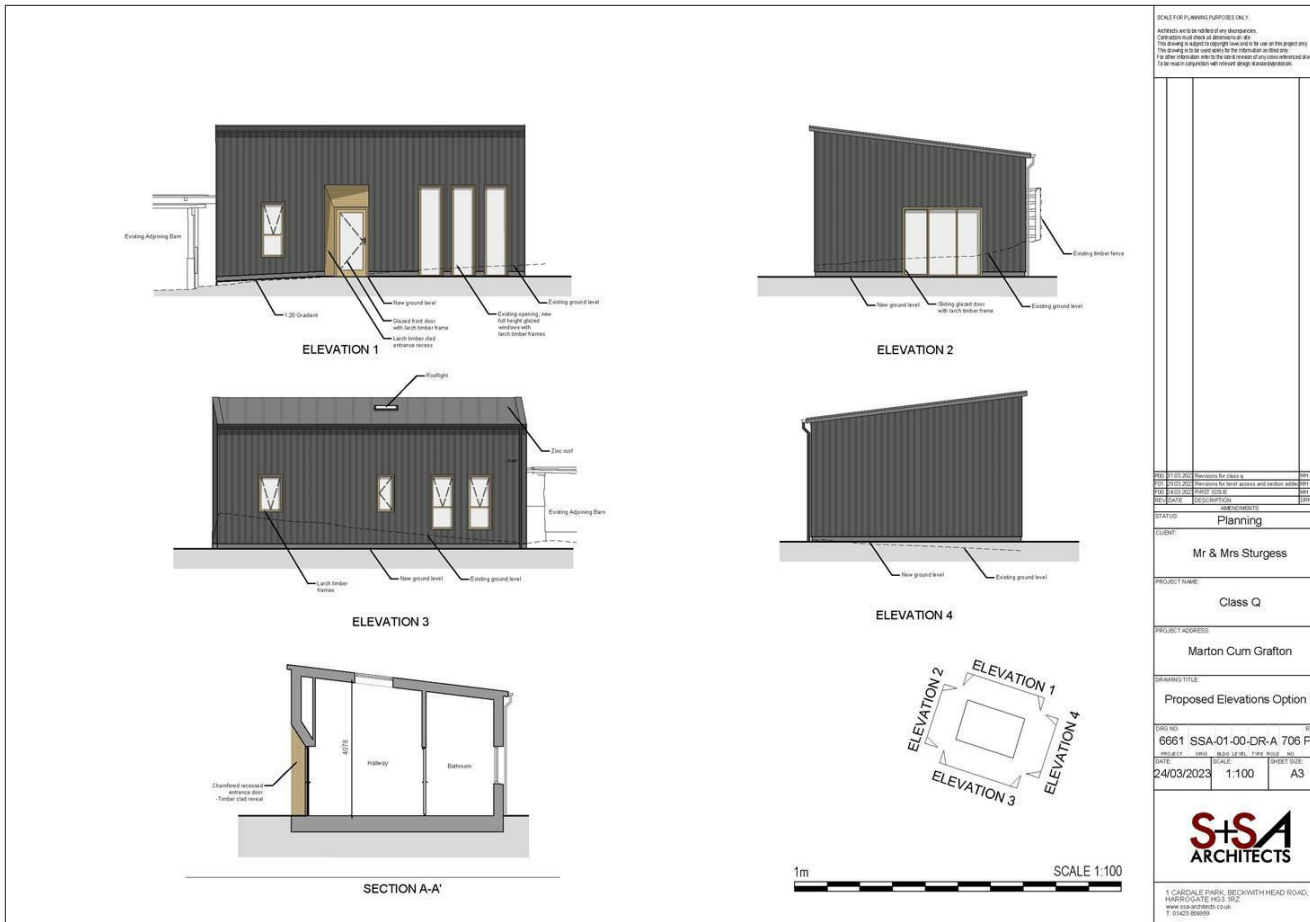
Travelling out of Boroughbridge in a southerly direction on the A168, take the first turning left after approx 3 miles to Grafton. Follow this road towards the village and after around 1 mile take the first turning right. the sight is located on the right after approx 100 m.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy 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 only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.





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