



PLOT AT SCHOOL FARM
Nether Silton, Thirsk



SCHOOL FARM

Nether Silton, Thirsk, YO7 2JZ

A rare opportunity to purchase a superb plot with far reaching views and planning permission to construct a 4/5 bedroom 'Grand Designs' type home. Positioned centrally in the sought after village of Nether Silton, and close to the North York Moors.

ACCOMMODATION

Amazing development opportunity
Planning permission granted
4/5 bedrooms
Unspoilt, far reaching views
Plot extending to 0.99 acres
Sought after village location
Ideal for families
Easily accessible



GSC GRAYS

PROPERTY • ESTATES • LAND

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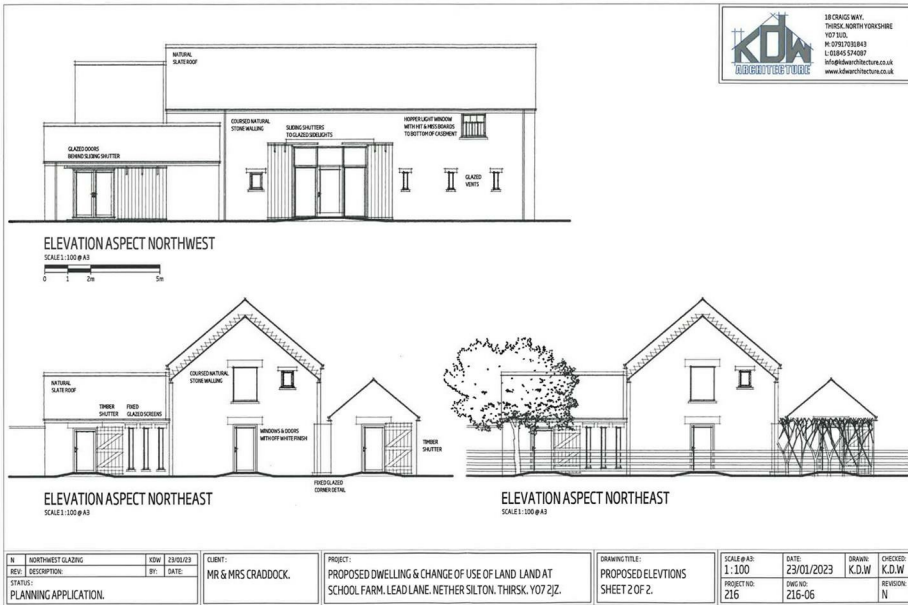


Situation and Amenities

Nether Silton is an unspoilt, picture postcard village, positioned on the edge of the North Yorkshire Moors National Park. The village is conveniently located with easy access to the A19 and motorway network beyond. Railway stations at Thirsk and Northallerton give direct access to London Kings Cross, Manchester and Edinburgh.

The rural setting is a rarity with the accessibility that the village affords. Situated near the market towns of Thirsk and Northallerton that offer a wide variety of amenities from independent eateries and boutiques, recreational, medical and sports facilities, primary and secondary schools. The village itself has a pub, church, cricket pitch and playground. Local school buses pass through the village and independent school bus routes run locally. Silton Forest offers endless opportunities for picturesque walking, mountain biking, and horse riding. The hacking is superb and there are many miles of beautiful, off-road routes to enjoy up into the North York Moors and along the nearby Cleveland Way.



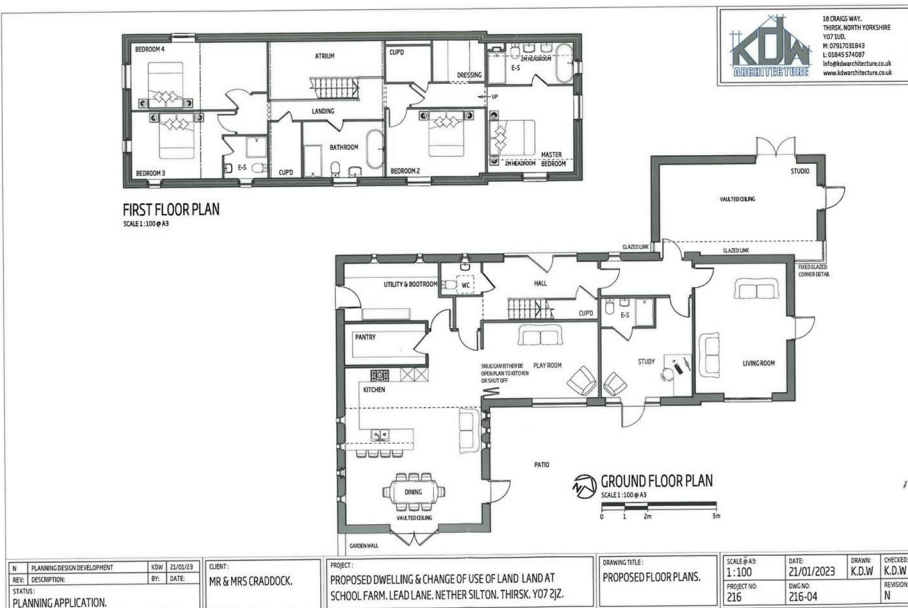


Development Opportunity

School Farm presents an extremely rare opportunity to build on the plot of an existing barn that sits next to an idyllic conservation area location, and adjacent to the North York Moors National Park. The permission granted will enable a buyer to be involved in a stunning 'Grand Designs' project and build a substantial, detached dream home that is sympathetic to the beautiful environment it sits within.

This property will offer four/five bedrooms, three bathrooms, a large home office/gym, incredible lateral space with both traditional and contemporary features. Echoing the look of a barn conversion, the property has been carefully designed in accordance with the local vernacular and the far-reaching views to the rear of the property. Designed with privacy in mind, the property will boast breath-taking rear elevation glazings and a substantial garden / paddock land extending to approximately 0.99 acres.

Full details can be found on North Yorkshire Council's website, ref 22/02147/FUL





Local Authority

North Yorkshire Council

Services and Other Information

There is currently mains water supplied to the plot

Particulars and Photographs

These particulars were written in July 2023, and photographs taken in April 2023.

Viewings

By appointment only with GSC Grays 01423 590500

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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