



THE BARN GRANGE FARM

Stapleton, Darlington, DL2 2QW



GSC GRAYS

PROPERTY • ESTATES • LAND

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An exciting opportunity to purchase an agricultural barn with permitted development to convert into an extensive and contemporary four bedroom home with a plot extending to approximately 0.92 acres.

The property is situated within a farm steading, on the edge of the popular village of Stapleton, with good commuting links. The conversion allows for private parking and some amenity space within the perimeter of the building. The property will benefit for spacious accommodation extending to 3748 square feet approx.



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Situation and Amenities

Stapleton is located within 3 miles of Darlington, 12 miles from Richmond and is popular with commuters to Northallerton and further afield due to its proximity to the A1 and A66. The village is centred around a large village green with village pub and eatery, The Bridge Inn and sits on the edge of the River Tees. The property is situated in an elevated position, on the edge of the village.

Description

The site comprises a former agricultural barn and benefits from a plot extending to 0.92 acres approximately with land adjacent to the property. The approved plans provide generous living accommodation with an open plan living, dining kitchen, two separate reception rooms as well as utility, plant room and WC. To the first floor there are four substantial double bedrooms with en-suite shower rooms. We understand that the plans prepared allow private parking and ancillary accommodation, within the perimeter of the building.

Land

The land included in the sale does not have permission to be used for any other purpose than agricultural or equestrian use. Should a purchaser wish to extend the ancillary accommodation, a planning application will be required.

Local Authority & Planning Permission

North Yorkshire Council- 01609 780780

Reference: 22/00751/APDN

Permission granted under GDPO for conversion of existing building into a residential dwelling.

Wayleaves, Easements & Rights of Way

The site is sold subject to and with the benefit of all rights, including rights of way whether public or private, rights of water, light, drainage and electricity supplies and all existing and proposed wayleaves whether referred to in the particulars or not.

The property is accessed by a lane which we understand is maintained by Highways into the farm steading. The property will benefit from a right of way, outlined in orange, the access right will be granted on the basis of a fair contribution to upkeep and maintenance of the private access lane with such contribution to be calculated 'according to user'.

There will be a right of access granted over the land to the rear of the Cottages to enable the works in relation to the eastern side of the site to be completed. A condition will be stipulated that the roof and gable end works on the eastern boundary of the site are to be completed including the Yorkshire boarding, within 12 months from and including the date of completion of the buyer's purchase of the site.

Boundaries

The purchaser will be responsible to erect a livestock proof fence around the perimeter of the boundary within one month of completion. Any purchaser shall be deemed to have full knowledge of all boundaries. Neither the vendor nor her agent shall be responsible for defining the boundaries or the ownership thereof and the purchaser shall rely on the information appearing on the registers of land at HM Land Registry.

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.

Tenure

The site is available freehold with vacant possession upon legal completion and will be registered under a new title upon completion. The land will be sold subject to a legal restriction for a single dwelling and agricultural/ equestrian use of the land only.

Services

We understand there is a tap within the barn providing a mains water supply to the property and electricity is understood to be available at the premises, which will be separately metered, however purchasers should undertake their own searches and enquiries. The purchaser will be responsible for installing a private water treatment plant. None of the services have been tested and prospective purchasers must satisfy themselves as to their availability and capacity.

Particulars and Photographs

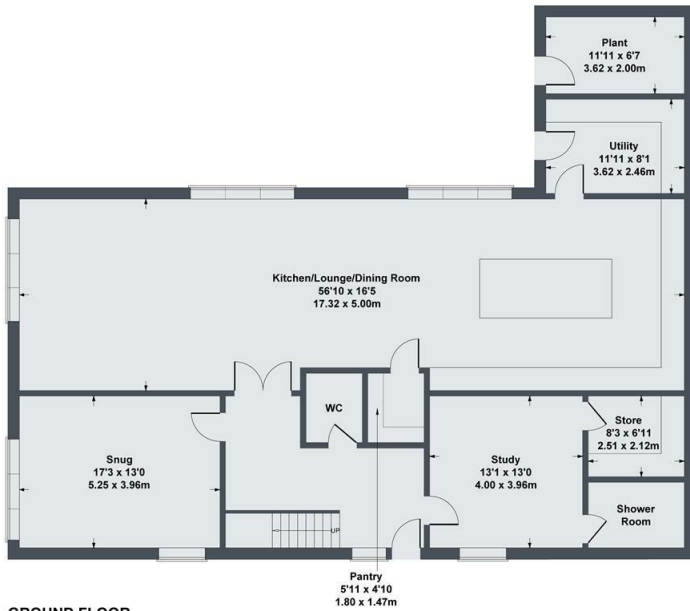
The photographs were taken in January 2024 and the particulars were written in February 2024.

The CGI images are an artist impression of the granted planning permission.

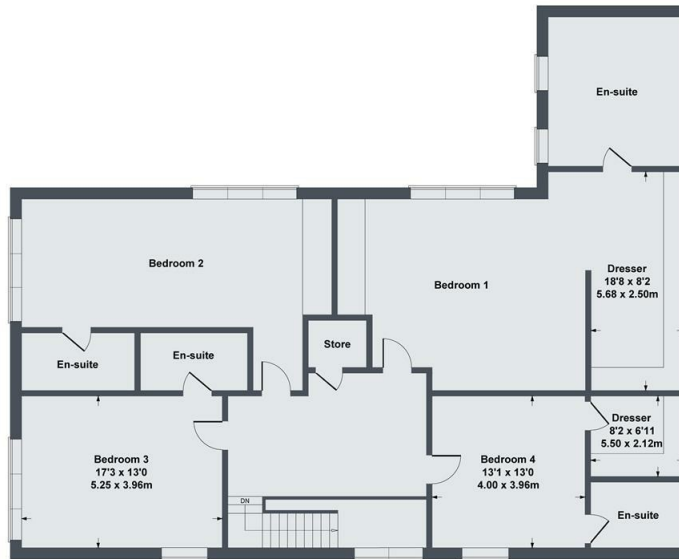


The Barn, Grange Farm, Stapleton

Approximate Gross Internal Area
3746 sq ft - 348 sq m



GROUND FLOOR



FIRST FLOOR

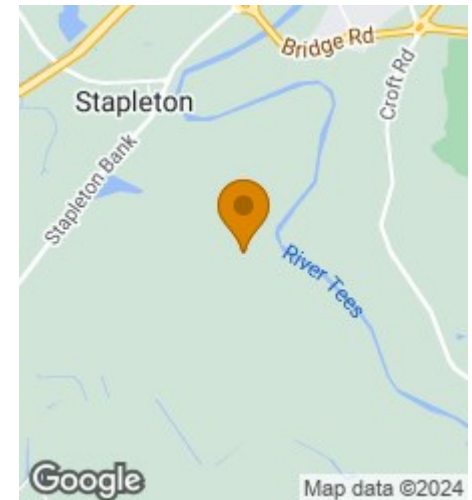
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.