

THE NOOK, RICE LANE FLAXTON, YORK



An exciting development opportunity within a sought-after village, comprising a two-bedroom bungalow within a 0.27 acre site with full planning consent to replace with a traditionally styled, four bedroom two-storey house.

Views across open fields to the rear.

Conveniently located just 10 miles north of York.

OFFERS OVER £280,000

DESCRIPTION

The property consists of a detached two-bedroom bungalow occupying a large plot at the northern half of Flaxton village. The property is thought to date from the 1950s and is constructed of brick outer walls beneath a concrete tile roof. The bungalow needs significant repair and upgrading, and a recently obtained planning consent allows for the site to be redeveloped and replaced with a traditionally styled detached house, more in-keeping with other houses within the village.

The site amounts to approx. 0.27 acres and enjoys superb open views across open farmland to the rear (west).

The approved new dwelling would be constructed in red brick, beneath a clay pantile roof, and offer accommodation in the region of 181sq.m (1,948sq.ft) comprising porch, entrance hall, guest cloakroom, lounge, snug/study, open-plan dining kitchen/family room and a utility room. To the first floor the layout provides: landing, four bedrooms (two with en-suite shower rooms), study and a house bathroom. As part of the scheme, there is permission for a larger than average single garage in the north-western corner of the site, to be constructed in matching brick under a slate roof. Of course, the opportunity also exists for a new owner to go back to the planning authority to tweak the overall design or come up with something entirely different.

Please note that reduced copies of the plans are contained within these particulars, but PDF copies can be emailed on request.

The property is likely to appeal to both developers and those looking for a self-build opportunity, which is something of a scarcity within sought-after villages such as Flaxton.

LOCATION

Flaxton is a popular conservation village set in open countryside approximately 10 miles north of the City of York and a short distance south of the rolling landscape of the Howardian Hills Area of Outstanding Natural Beauty. The village is perfectly positioned to enjoy convenient access to the A64 trunk road, linking with nearby commercial centres and motorway networks. The sought-after market town of Malton is within a 20-minute drive and has earned a reputation as 'Yorkshire's food capital'. The village of Strensall is only 10-minute drive away and benefits from a comprehensive range of day-to-day amenities.

THE APPROVED DEVELOPMENT

Full planning consent was granted by North Yorkshire Council on 9th May 2023. A copy of the decision notice is enclosed, ref: 22/00780/FUL.

The site sits outside of, but immediately adjoins the Flaxton Conservation Area.

THE EXISTING BUNGALOW

The property has been unoccupied since September 2020 and the accommodation comprises:

ENTRANCE HALL	
KITCHEN	3.7m x 3.2m (excl. bay)
SITTING ROOM	5.0m x 4.8m (max)
BEDROOM ONE	3.7m x 3.2m (excl. bay)
REAR HALL	
PORCH	2.5m x 1.7m
BEDROOM TWO	3.7m x 3.0m
SHOWER ROOM	2.3m x 1.8m (min)
SINGLE GARAGE	5.3m x 3.0m

SERVICES

We understand that the property benefits from mains water and electricity (although the latter is currently disconnected) and there is a connection to the mains sewer.

COUNCIL TAX

The property has been de-listed from the council tax register.

PLANNING AUTHORITY

North Yorkshire Council
Ryedale House, Old Malton Road, Malton, YO17 7HH
Tel: 01653 600666

POST CODE

YO60 7RN

VIEWING

By arrangement with the Agent's office in Malton, telephone 01653 697820.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



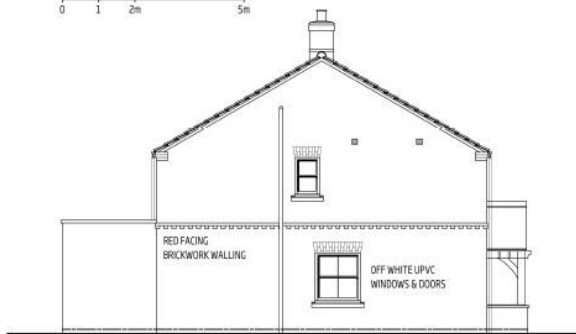
FRONT ELEVATION ASPECT EAST

SCALE 1:100 @ A3



SIDE ELEVATION ASPECT NORTH

SCALE 1:100 @ A3



SIDE ELEVATION ASPECT SOUTH

SCALE 1:100 @ A3



REAR ELEVATION ASPECT WEST

SCALE 1:100 @ A3



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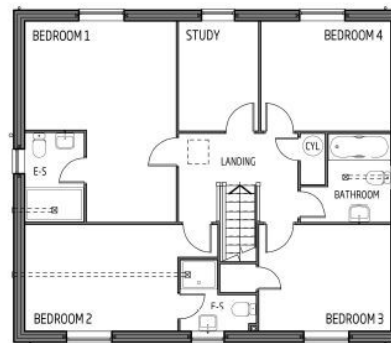


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GROUND FLOOR PLAN

SCALE 1:100 @ A3



FIRST FLOOR PLAN

SCALE 1:100 @ A3