



BARNS SOUTH OF RED HOUSE LANE  
Cock Hill Farm | Moor Monkton | YO26 8JE



## Barns South of Red House Lane

Cock Hill Farm, Moor Monkton, YO26 8JE

Located in a peaceful location close to the rural village of Moor Monkton, two separate barns both with Class Q Planning permission to create two spacious single storey family homes with the added benefit of being able to purchase additional land. This offers a unique exciting opportunity to both self-builders and developers alike.

### FOR SALE AS A WHOLE OR IN LOTS

#### SITUATION

Moor Monkton is a traditional village approximately 7 miles from York, which offers an excellent range of services and amenities including high quality hoteliers, restaurants, public houses, shops, recreational, sporting, medical and educational facilities as well as excellent transport links with mainline train service operating to Edinburgh Waverley and London Kings Cross from York approximately 7 miles distant.

The traditional market towns of Wetherby, Knaresborough and Harrogate are also located close by and provide further services and amenities.

For the commuter the property benefits from nearby road access with the A59, A19 and A1(M) all within close proximity.

#### DESCRIPTION

An exciting opportunity to purchase 2 barns with Class Q Planning permission and additional land for sale as a whole or in separate lots.





**Lot 1 - West Barn**  
**SSTC**

A former agricultural building constructed of a steel portal frame, clad with Yorkshire boarding and roofed with corrugated sheeting. The planning consent provides for a 4-bedroom dwelling with parking and garden. The proposed living accommodation is to be arranged over 1 floor with an open plan kitchen, dining and living space, utility room, boot room, home office, cloak room, snug, 1 ensuite bedroom, 3 further bedrooms and a house bathroom. The accommodation extends to 2,023 sq ft (189 m<sup>2</sup>). To the south elevation, the property has superb open countryside views.

**Lot 2 - East Barn**  
**Guide price - £375,000**

A former agricultural building constructed of a steel portal frame, clad with Yorkshire boarding and roofed with corrugated sheeting. The planning consent provides for a 5-bedroom dwelling with parking and garden. The proposed living accommodation is to be arranged over 1 floor with an open plan kitchen, dining and living space, utility room, boot room, home office/family room, cloak room, 2 ensuite bedrooms, 3 further bedrooms and a house bathroom. The accommodation extends to 2,940 sq ft (274 m<sup>2</sup>). To the south elevation, the property has superb open countryside views.



**Lot 3 – 3.69 acres (1.49Ha) Approx.**  
**Guide price £40,000**

Approximately 3.69 acres of permanent pastureland with access from Red House Lane.

**Lot 4 – 16 acres (7.47Ha) Approx.**  
**SSTC**

Approximately 16 acres of permanent pastureland with access from Red House Lane. The land at its southern boundary adjoins The Foss.





### Additional Information

#### Tenure

Freehold with vacant possession on completion.

#### Services

Purchasers are advised to make their own enquiries as necessary to satisfy themselves about their availability and adequacy.

#### Planning

North Yorkshire Council

**Lot 1** - Planning application  
ZC23/02445/PBR

**Lot 2** - Planning application -  
ZC23/02518/PBR

### Agents Notes

**Lot 2:** Please note that the middle agricultural building will be removed by the vendors.

**Lot 3** will not be sold separately until a sale on **Lot 2** has been agreed.

### Health and Safety

All viewers must take extreme care when viewing and do so at their risk.

### Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way public and private which may affect the property, whether stated in these particulars or not.

### Viewing

Strictly through the selling agents. Lister Haigh, Knaresborough 01423 860322.

### Directions

From A1(M) junction 47 continue on the A59 towards York for approx. 7 miles, Moor Monkton crossroads take the left turn onto Church Lane and continue down the lane for approx. 0.3 miles and take the right turn onto Red House Lane and continue a short distance down the lane and the barns can be found on the right-hand side identified by the Lister Haigh For Sale board.









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