

RESIDENTIAL DEVELOPMENT,
55 HIGH STREET,
SNAINTON



Cundalls

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RESIDENTIAL DEVELOPMENT
55 HIGH STREET
SNAINTON, NORTH YORKSHIRE
YO13 9AL

A four property residential development site located within a sought after and accessible village
Full planning permission for 3 dwellings, with associated gardens and parking.

Redevelopment of an existing character cottage

Planning reference: 19/02912/FL

- The development occupies the site of the former Snainton Village Store & Garage and amounts to 0.33 of an acre with an elevated plot and far reaching views.
- Full planning permission has been granted to redevelop the site with plan allowing for the construction of a substantial four bedroom family home which would stand in large private grounds. In all 1,816 square feet of accommodation
- Plans also allow for a pair of mews style cottages, which would face south and have associated garden and grounds. Three bedroom properties over three floors providing between 961 and 1005 square feet of accommodation.
- An existing character cottage stands on the site and although in need of a full scheme of refurbishment offers the scope to create a comfortable home with associated parking and grounds.
- The site benefits from good works access and has the advantage of mains services close by off the A170.

Development opportunities of this type are increasingly scarce, and it is worth noting that none of the dwellings are subject to any kind of occupancy condition or affordable housing contribution.

GUIDE PRICE £375,000

55 HIGH STREET

ENTRANCE HALL

1.50 m(4'11") x 1.10 m(3'7")

Upvc front door. Tiled floor. Beamed ceiling. Door through to the Dining Room. Door through to;

SITTING ROOM

4.60 m(15'1") max x 4.00 m(13'1") max

Upvc casement windows to the front and sides. Period fireplace with basket grate and stone flag hearth. Television point. Radiator. Beamed ceiling. Large walk-in storage cupboard.

DINING ROOM

4.60 m(15'1") x 3.70 m(12'2")

Casement window to the front and rear. Radiator. Telephone point. Stairs to the First Floor.

BREAKFAST KITCHEN

4.80 m(15'9") x 3.25 m(10'8")

Range of fitted base and wall units incorporating Beko electric oven and four ring halogen hob with extractor overhead. Single bowl stainless steel sink unit with mixer tap. Tiled splashbacks. Automatic washing machine point. Radiator. Vokera gas fired central heating boiler. Door out to the front. Casement window to the front. Quarry tiled floor to part.

FIRST FLOOR

LANDING

3.70 m(12'2") x 0.80 m(2'7")

Radiator. Fitted cupboard. Beams

BEDROOM ONE

4.50 m(14'9") x 2.15 m(7'1")

Stripped pine floor. Vaulted ceiling with beams. Windows to the front and side. Radiator.

BEDROOM TWO

2.60 m(8'6") x 2.50 m(8'2")

Velux roof light.

BEDROOM THREE

2.12 m(6'11") max x 2.00 m(6'7") max

Upvc double glazed window to the front. Television point.

BATHROOM

2.50 m (8'2") x 1.77 m (5'10")

Bath. Wash hand basin. Velux roof light.

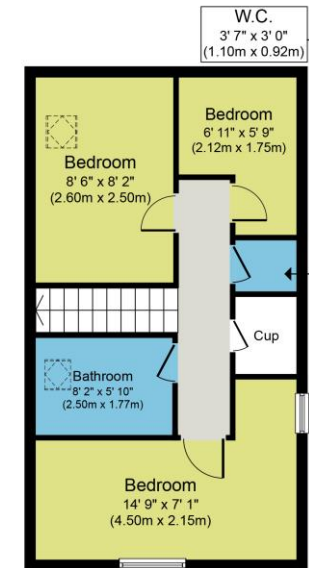
SEPARATE WC

1.10 m(3'7") x 0.90 m(2'11")

Low flush WC. Extractor fan.



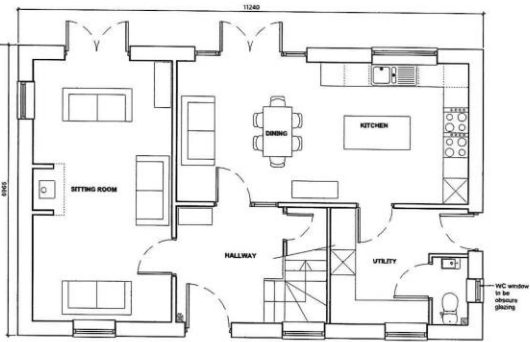
Ground Floor
Approximate Floor Area
614 sq. ft.
(57.0 sq. m.)



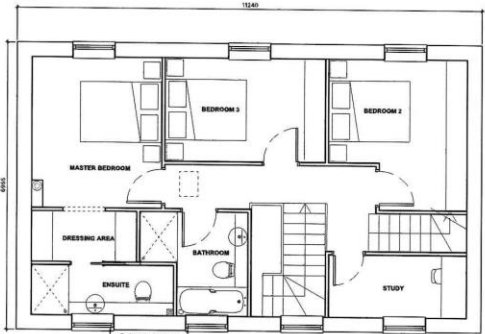
First Floor
Approximate Floor Area
441 sq. ft.
(41.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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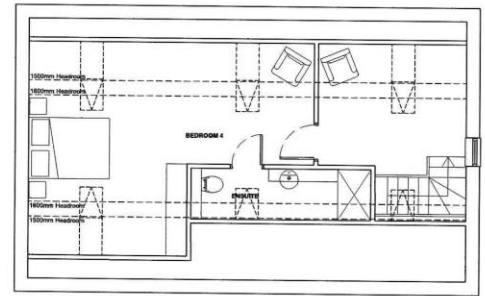
PROPOSED FOUR-BEDROOM PROPERTY



Ground Floor Plan
1:50



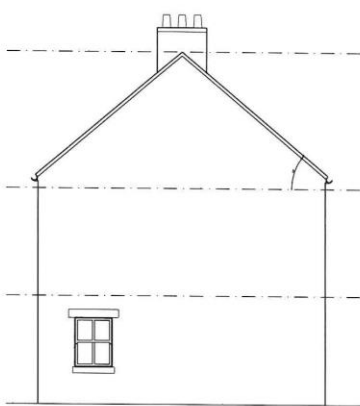
First Floor Plan
1:50



Second Floor Plan
1:50



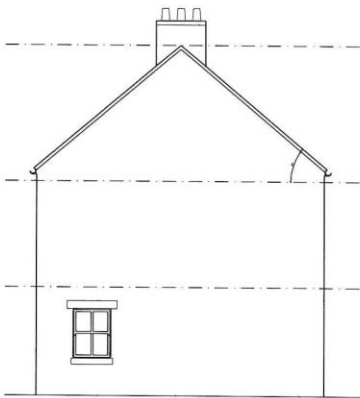
Front Elevation
1:50



Side Elevation
1:50



Rear Elevation
1:50



Side Elevation
1:50

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NOTES

Drawing based on survey information provided by third party measured surveys. Any discrepancies to be reported to the architect.

Scale 1:50
0 500 1000 2000 4000mm

UNIT 3 (488P) AREAS		
	INTERNAL AREA	
GROUND	66.87m ²	719.78m ²
FIRST	48.87m ²	719.78m ²
SECOND*	35.03m ²	377.61m ²
TOTAL	150.77m²	1816.61m²

* Floor Space for Second Floor Taken at 1500mm headroom

F-03.07.2021	JW	
Ground Floor Lowered by 150mm		
E-01.07.2021	JW	
Revised to incorporate second floor accommodation		
0-23.03.2021	JW	
Revised following comments from planning officer. Bathroom window composition amended		
C-18.03.2021	JW	
Window proposition amended, front porch removed, history listing note added		
B-18.03.2021	JW	
Updated following client comments, window heads updated		
A-18.12.2020	JW	
Updated following client comments, second floor removed		
December 2020	JW	BDH
Initial Issue		
REVISIONS - 2021	(JW)	(BDH)

FOR APPROVAL

Residential Development at
85 High Street
Snainton, Scarborough
YO13 8AL

FOR
John Tate

Unit 3
Proposed Plans and Elevations
Scale 1:50@A1

HALLIDAY CLARK ARCHITECTS

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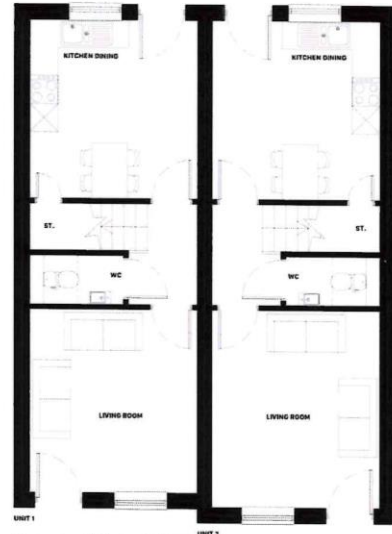
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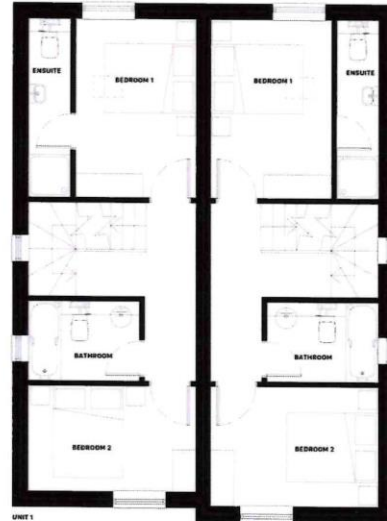
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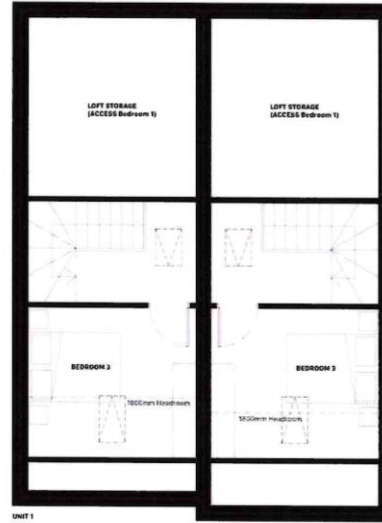
PAIR OF MEWS STYLE COTTAGES



Ground Floor Plan
1:50



First Floor Plan
1:50



Second Floor Plan
1:50



Front Elevation
1:50



Rear Elevation
1:50



Side Elevation
1:50

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NOTES

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Scale 1:50
0 500 1000 2000 4000mm

UNIT 1 (BEP) AREAS	
INTERNAL AREA	
GROUND	35.80m ² 386.42ft ²
FIRST	35.80m ² 386.42ft ²
SECOND	19.45m ² 208.82ft ²
TOTAL	91.26m² 981.66ft²

UNIT 2 (BEP) AREAS	
INTERNAL AREA	
GROUND	37.00m ² 398.26ft ²
FIRST	37.00m ² 398.26ft ²
SECOND	19.40m ² 208.82ft ²
TOTAL	93.40m² 1005.35ft²

C: 13.01.2021 JW
Updated following client comments, window heads updated, step reworked. Window to ensuite removed
B: 14.01.2021 JW
Ground floor layout revised
A: 16.11.2020 JW
Updated following client comments, window to Bedroom 1 revised
- December 2020 JW DCH
INITIAL ISSUE
REVISED: DATE DRAWN: DCH

FOR COMMENT

Residential Development at
55 High Street
Snainton, Scarborough
YO13 9AL

FOR
John Tate

Unit 1 & 2
Proposed Plans and Elevations
Scale 1:50@A1

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VIEWING

All viewing is strictly by prior arrangement with the selling agents. Telephone 01653 697820 or 01751 472766.

LOCAL PLANNING AUTHORITY

North Yorkshire County Council, Ryedale House, Malton, North Yorkshire, YO17 7AH, Tel: 01653 600666

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