

PROPOSED RESIDENTIAL DEVELOPMENT HALLGARTH, PICKERING



A RARE REDEVELOPMENT OPPORTUNITY LOCATED CLOSE TO THE HEART OF THIS HISTORIC MARKET TOWN

Full planning permission has been granted ZE23/06340/LBC
Plan passed to redevelop a sizable Grade II listed Parish Hall into two dwellings
Sizable accommodation, with a versatile layout.
Each with private courtyard style garden
Close to the centre of the town.

GUIDE PRICE £300,000

The Pickering Parish Hall is a distinctive, Grade II listed building, situated on Hallgarth, close to the historic church of St Peters & Paul, only a stone's throw from the centre of the town.

A truly substantial character building with full planning permission granted for conversion into two substantial and individual properties. The approved plans (ZE23/06340/LBC passed 19th January 2024) allow for an imaginative conversion of this character property, creating two individual homes which provide generous accommodation with a versatile layout. Each property would have a sheltered courtyard style garden to its rear and benefit from being only a short walk from the Market Place.

The proposed properties comprise one two bedroom dwelling and a further three bedroom dwelling.

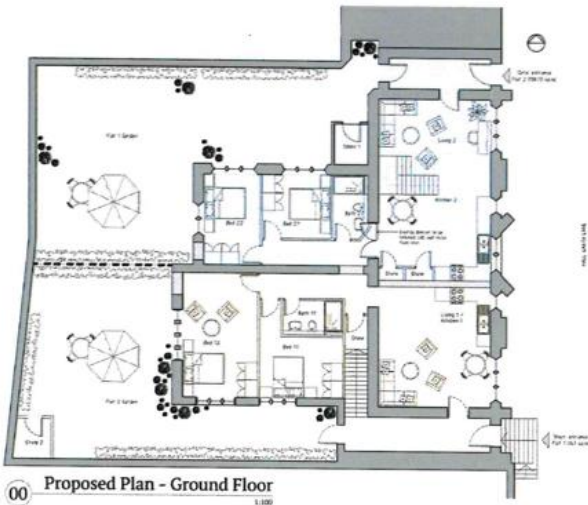
Property One; entrance hall, large open plan living dining kitchen, two ground floor double bedroom and the main bathroom. On the newly created first floor would lie a large master bedroom suite with sitting area/study and shower room. In all approximately 1,200 square feet.

Property Two benefits from a slightly different design, with the same large open plan living dining kitchen to the front of the house, two ground floor bedrooms and bathroom and a cosy snug to the first floor with a west facing balcony looking out onto St Peter and Paul's Church. In all 1,000 square feet.

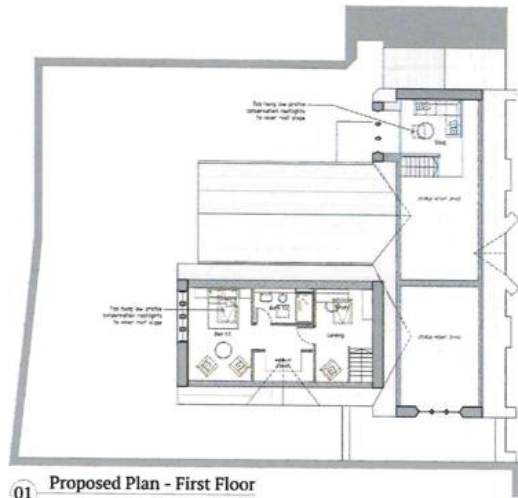


LOCATION

Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sports centre, restaurants, public houses and an array of retailers. Corbie Way is located only a short stroll from the centre of Pickering and close to local schools.



00 Proposed Plan - Ground Floor 1:100



01 Proposed Plan - First Floor 1:100



02 Proposed Elevation - East 1:100



03 Proposed Elevation - South 1:100



04 Proposed Elevation - West 1:100



05 Proposed Elevation - North 1:100





GENERAL INFORMATION

Services: Mains water, drainage, gas and electric.
Council Tax: N/A
Post Code: YO18 7AW
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Viewing: Strictly by appointment with the Agent's Pickering office
EPC: TBC

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. *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. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

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