



**BARN ONE, TWO & THREE, CHURCH VIEW FARM, TOLLERTON LANE, NEWTON ON OUSE, YO30 2DQ**



## PROPERTY DESCRIPTION

A FABULOUS DEVELOPMENT OPPORTUNITY OF A LARGE BARN WITH PLANNING CONSENT TO DIVIDE INTO THREE GOOD SIZED INDIVIDUAL BARNES AND AT THIS STAGE, SINGLE STOREY DWELLINGS. WITH FURTHER OPPORTUNITY AVAILABLE (SUBJECT TO THE NECESSARY CONSENTS) INCLUDING BECOMING ONE MAGNIFICENT HOME, THIS BEAUTIFULLY POSITIONED BARNES OFFERS A HUGE AMOUNT OF SQUARE FOOTAGE AT A VERY COMPETITIVE PRICE, IN A DELIGHTFUL VILLAGE LOCATION AND A SHORT DISTANCE AWAY FROM YORK AND ITS FABULOUS COMMUTER LINKS. PLANS DEMONSTRATE EACH OF THE THREE INDIVIDUAL UNITS.

### **BARN ONE**

A three-bedroomed barn conversion with lovely gardens and a fabulous living dining kitchen enjoying the views out over the gardens and beyond.

### **BARN TWO**

A larger, once again, three-bedroomed barn conversion with two of the bedrooms being served by en-suites and also having a stunning living dining kitchen enjoying views out over the gardens and beyond.

### **BARN THREE**

A three bedroomed barn conversion with beautiful living dining kitchen overlooking the gardens and views beyond.

**PLEASE NOTE** - The plans show all homes being on the single storey level. There is scope for additional accommodation on the first-floor subject of course to the necessary consents. Offered for sale individually or as a group. This represents an exciting opportunity for the purchase of a conversion where one can choose the specification and even the design within and can also minimise on stamp duty.

The raw material shell is offered at  
**Guide Price £380,000.**

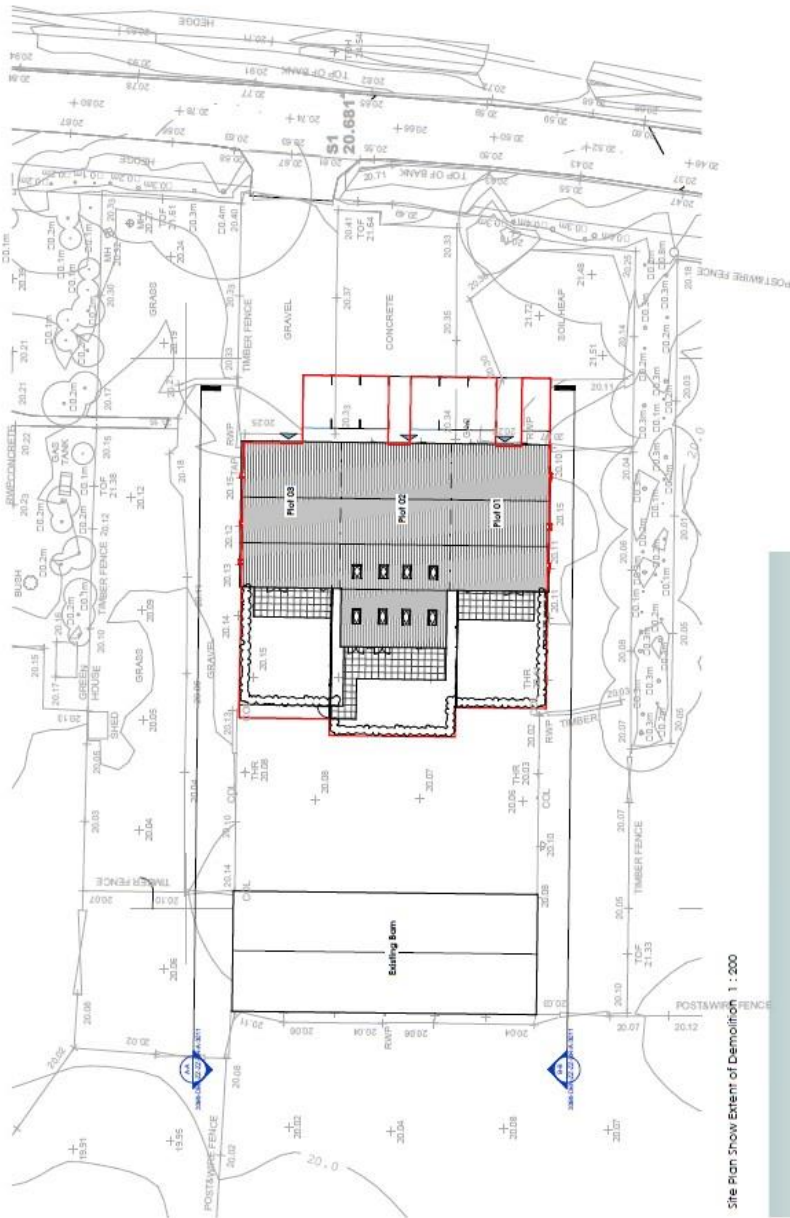


Date: 11/03/2024 Drawn: J. Blyth Checked: J. Blyth Scale: 1:200	Title: Proposed Barn Conversion, Tollerton Lane, Newton-on-Ouse

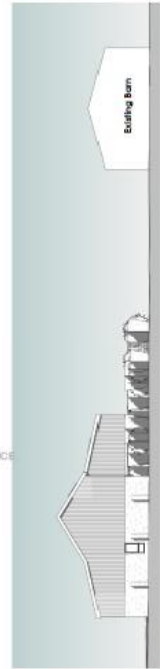
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Proposed Barn Conversion, Tollerton Lane, Newton-on-Ouse

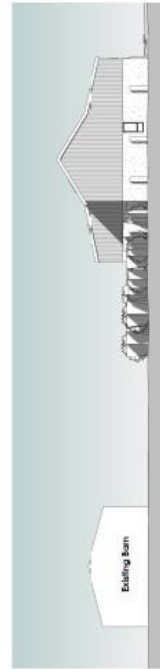
Project Name	Proposed Site Plan and Site Sections		
Date	11/03/2024	Scale	1:200
Author	J. Blyth	Discipline	PLP
Client	A1	Phase	Planning
Drawing Number	3395-DB11-22-DB-A-3011	Revision	A



Site Plan Show Extent of Demolition 1 : 200



Section A-A 1 : 200



Section B-B 1 : 200

## PLANNING

As the plans within this brochure and the photographs depict, the barn is positioned in a lovely location and has the following accommodation – entrance hall, superb living dining kitchen running the full width of the property to the rear, adjoining utility room, three bedrooms all doubles, bedroom one with en-suite and house bathroom.

Please note – the planning consent currently allows for conversion on the single floor but there is a huge amount of head height, this can be taken advantage of in the current layout or subject to the necessary consents could be considered worthy for conversion into further accommodation.

Property is served by delightful gardens to the front, to the rear and particularly to the side, please see site plan. The home also has two parking spaces to the front.



Decision No ZB24/02289/MBN

### NOTICE OF DECISION

Application No. **ZB24/02289/MBN**

Date: 28th March 2025

#### Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3.

**PROPOSAL:** Application to determine if prior approval is required for the change of use of 1 no. Agricultural Building to 3no. dwellinghouses together with external works reasonably necessary for the conversion  
**LOCATION:** Barn 1 (Eastermost) Land South Of New Farm Bungalow Newton On Ouse  
**APPLICANT:** N/A

## SERVICES

The purchaser will be responsible for connecting services to their respective unit. It should be noted that there are main services within the road with the exception of gas and it should also be noted that unit one already has an electrical supply.

The properties will be connected to the main drains etc with an additional service charge of £5,000 per property which will go through neighbouring land. The upgrading of the driveway entrance and parking area to the front will be agreed by all owners. It should be noted that the front area should be divided in cost terms on equal basis between all four properties.

PLANNING PERMISSION IS NOT VALID UNLESS IT IS ACCOMPANIED BY THE RELEVANT BUILDING REGULATIONS APPROVAL.

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Not to scale.

Rev	Date	Amendments	By	Checkd
A	08/03/24	Issued subject to planning permission.	HSJ	ADP
B	11/11/24	Issued subject to planning permission.	HSJ	ADP
C	11/11/24	Issued subject to planning permission.	HSJ	ADP
D	08/03/24	Issued subject to planning permission.	HSJ	ADP



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Project: Proposed Barn Conversion, Tollerton Lane, Newton-on-Ouse

Client:

Drawn By: Proposed Plan

Date	Scale	Drawn	Checked
March 2024	1:100	HSJ	ADP

Project No.	Site	Drawn	Checked
3098	A2	Planning	

Drawing Number: 3398-DEN-ZZ-00-DR-A-2000

Revision: D

**Areas Schedule**

**External Ground Floor Area:**  
Existing = 513.1m<sup>2</sup>  
Proposed = 410.7m<sup>2</sup>

**Elevational Wall area:**  
Existing = 458.3m<sup>2</sup>  
Proposed (new elevation) = 156.1m<sup>2</sup>

**Roof Area:**  
Existing = 531.2m<sup>2</sup>  
Proposed = 425.2m<sup>2</sup>



Ground Floor 1:100

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Rev.	Date	Amendment	By	CHKD
A	11/01/2024	Issued for planning	ADP	ADP
B	14/02/2024	Issued for planning	ADP	ADP

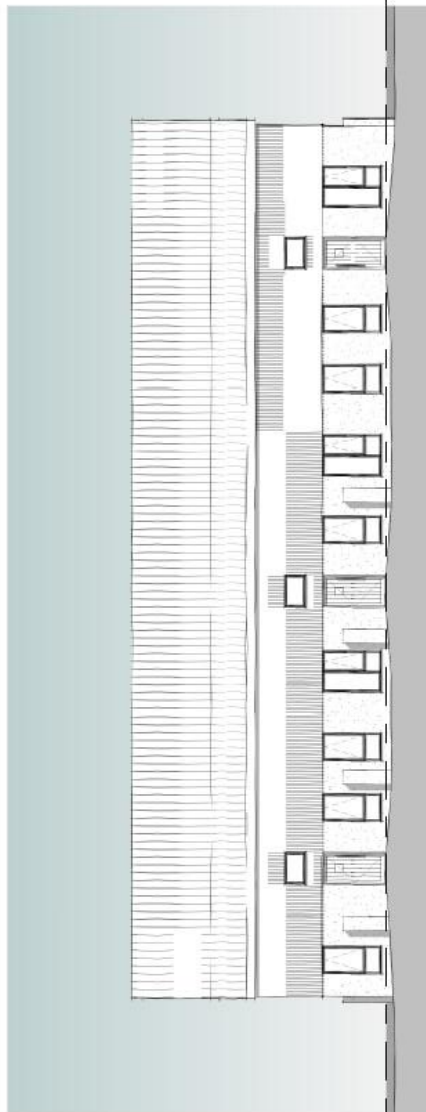
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Project:	Proposed Barn Conversion, Tollerton Lane, Newton-on-Ouse		
Client:			
Drawn By:	Proposed Elevations - Sheet 1		
Date:	March 2024	Checked:	ADP
Project No.:	3398	Scale:	As Indicated
Sheet No.:	A2	Discipline:	Planning
Sheet No.:	3398-DEN-ZZ-00-DF-A-4000		
Revision:	B		



East Elevation 1 : 100



Elevation Key 1 : 200



North Elevation 1 : 100

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NOTES:

Rev	Date	Amendment	By	Check
A	11/11/24	Issuing updates to client comments.	MB	ADP
B	16/02/25	Issuing updates to further comments.	MB	ADP



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Project:  
Proposed Barn Conversion, Tollerton Lane, Newton-on-Ouse

Client:

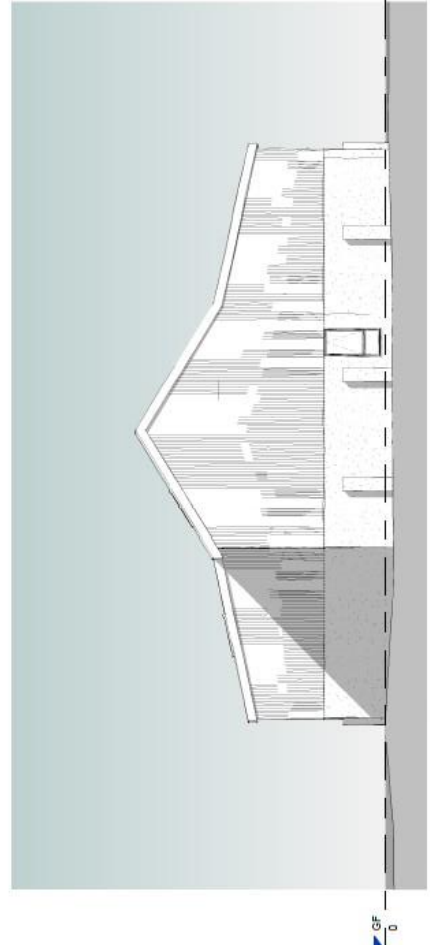
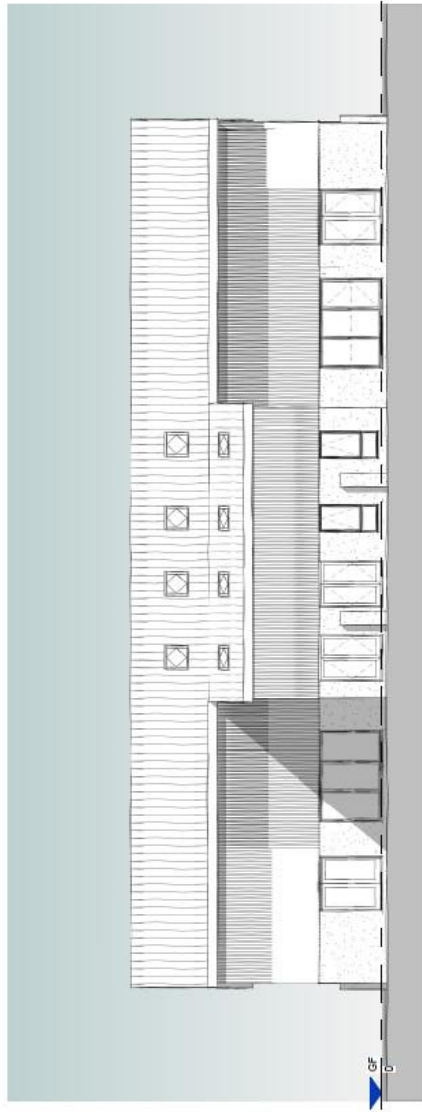
Drawn By:  
Proposed Elevations - Sheet 2

Date:	Scale:	Status:	Checked:
March 2024	As Indicated	H33	ADP

Project No.:	Site:	Status:
3398	A2	Planning

Drawing Number:  
3398-DEN-ZZ-00-DR-A-4001

Revision:  
B







## **ADDITIONAL INFORMATION**

### **Areas Schedule**

#### **External Ground Floor Area:**

Existing = 513.1 m<sup>2</sup>

Proposed = 410.7 m<sup>2</sup>

#### **Elevational Wall area:**

Existing = 458.3 m<sup>2</sup>

Proposed Removed = 135.6 m<sup>2</sup>

Proposed (new elevation) = 156.1 m<sup>2</sup>

#### **Roof Area:**

Existing = 531.2 m<sup>2</sup>

Proposed = 426.2 m<sup>2</sup>

Viewings are strictly by appointment, please contact the office to arrange.

EPC rating – N/A

Property tenure – Freehold

Council – North Yorkshire Council

Please note that works are currently taking place on Barn Four, located to the rear of this barn. Additionally, there is a wooden fence situated along the boundary of the neighbouring property.

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be

left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 03/04/2026

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## PROPERTY VIEWING NOTES

Barn One, Two, Three Church View Farm, Tollerton lane, Newton on Ouse, YO30 2DQ

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### MAIN CONTACTS

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