



Moss Lane, Moss Gate, Stone, ST15 8RQ



Asking Price £275,000

A rare, if not unique opportunity to acquire a detached barn with permission for conversion set in approximately 1.28 acres of garden and paddock in a rural hamlet close to Fulford village. The property comprises a compact & bijou brick built barn which has consent for conversion to a single 2 bed dwelling. The property is approached over a long drive off Moss Lane which is shared with the neighbouring house. The original planning consent was granted in 2002, application number 02/42495/FUL and subsequently application number 19/31162/LDCP, the present owner having demonstrated that work amounting to material operation were carried out prior to July 2007. An amazing opportunity to acquire your very own seat in the country. The dimensions of the building are 5.85m x 9.2m overall, excluding the lean-to extension





General Information

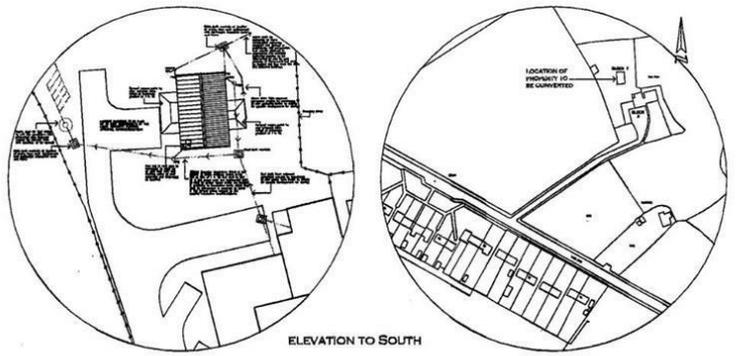
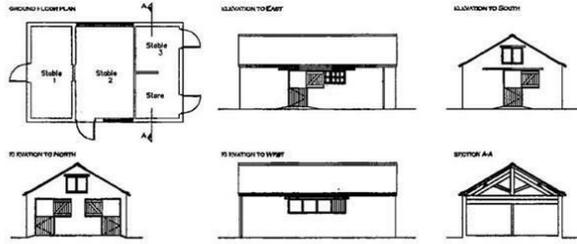
Services; Mains water and electricity are available for connection, prospective purchasers should satisfy themselves as to the nature and suitability of services. Any required easements will be granted by the vendors.

Tenure; Freehold

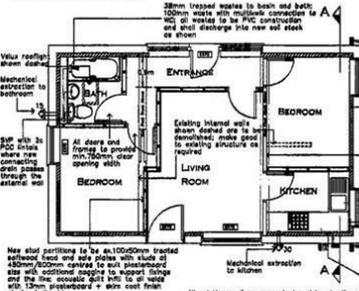
Viewing by appointment, and agent will show you the property.

For sale by private treaty, subject to contract.
Vacant possession on completion.

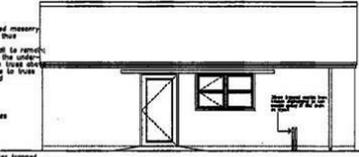




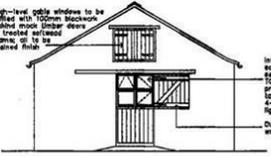
PLANS & ELEVATIONS AS PROPOSED 1:50
GROUND FLOOR PLAN



ELEVATION TO EAST



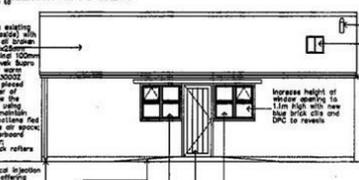
ELEVATION TO SOUTH



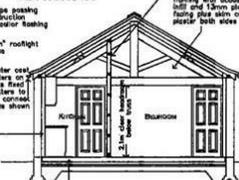
ELEVATION TO NORTH



ELEVATION TO WEST



SECTION A-A



Notes and specifications:

- 25mm trapped waste to bath and bath 100mm waste with multiple connection to HQ of waste to be PVC connector and soil discharge into new soil stack as shown
- All doors and frames to be finished with 150mm x 100mm deep opening with 100mm x 100mm x 10mm aluminium or steel door frame
- High-level stable windows to be filled with 100mm slatwork behind frame timber doors to be fitted with 150mm x 100mm x 10mm aluminium or steel door frame
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	