



**DEVELOPMENT BARN AND LAND, HELPERTHORPE, MALTON, YO17 8TQ**  
**OFFERS OVER £400,000**

**Carter Jonas**



Set on the edge of open fields to the south of Old Manor Farm, Helperthorpe, this property consists of two barns, a private yard and 2.25 acres of copse and paddocks on a total site of 2.6 acres (1.06 hectares), set within the open, rolling landscape of the Yorkshire Wolds. The Wolds are part of the same chalk geology that forms the South Downs and white cliffs of Dover and ends, spectacularly, at Flamborough Head and the RSPB reserve of Bempton Cliffs a few miles to the east. The surrounding countryside is currently being assessed by Natural England with a view to creating England's newest Area of Outstanding Natural Beauty.

Helperthorpe is one of a series of small settlements alongside the Gypsy Race, with an attractive village green and many mature trees. Within a few miles are Sledmere Hall, Scampston walled garden, the foodie capital Malton, North Yorkshire Moors (+ railway), Wykeham Lakes Water Park, Flamingoland and the Yorkshire coast including Flamborough, Bempton, Filey and Scarborough. Only slightly further afield are the cathedral city of Beverley, wonderful Staithes, Robin Hoods Bay and Whitby and, of course, the cities of York and Leeds. The Wolds Way runs along the ridge to the north and Route 166 of the National Cycle Network runs through the village.

The larger, steel-framed barn benefits from Class Q planning consent (Ryedale Council ref. 21/00979/GPAGB) for conversion within the same footprint to create a large 2-storey, 4 bedroom house with balconies and terraces plus an additional one-bedroom house or annexe. These houses look out onto their own paddocks and open fields to the south, with uninterrupted views to the east and west along the ancient landscape of the Great Wold Valley.

(A full specification for the conversion of the steel framed barn is available on the approved drawings, copies of which are available from the agents or on Ryedale's planning website – now accessed through the new North Yorkshire website.)

The second barn, of brick and chalkstone, is double-height with timber roof trusses and was originally the granary for the farm. It is now used for storage, but buyers may wish to obtain planning permission for an alternative use.

The barns share a driveway across the village green and onto the site of Old Manor Farm, with a private drive continuing to the west of the traditional fold yard and ending in a large yard between the two buildings for extensive parking, turning and/or additional garden space.

Screened from the village to the north by a bank of mature trees, the steel-framed barn and adjoining land have, arguably, one of the finest locations and outlooks in the Great Wold Valley. Together with the former granary, this property offers the opportunity to create a stunningly individual home in a lovely setting.

**TENURE** Freehold

**EPC BAND** N/A

## A RARE OPPORTUNITY TO CREATE AN INDIVIDUAL HOME TO RIVAL ANY IN THE REGION.















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