A PRIME DEVELOPMENT OPPORTUNITY AND ATTRACTIVE COTTAGE
IN THE CENTRE OF THIS HIGHLY REGARDED NATIONAL PARK VILLAGE

THE OLD SCHOOL AND SCHOOL HOUSE, THORNTON-LE-DALE, PICKERING, NORTH YORKSHIRE
The Old School was built in 1874 by John Richard Hill as the village school. Latterly, the rear part of the building provided doctors’ surgery accommodation and the main front portion was used by various village groups for education, shopping fairs and other functions. The building is of stone construction with slate and pantile roof. To the rear is a large hardstanding area providing extensive parking, the building now requires full renovation. The planning consent obtained extends to retail/restaurant fronting Chestnut Avenue and two holiday cottages within the rear of building.

School House
School House is a Grade II Listed cottage of stone construction, under a pantile roof. The property sits immediately to the east of The Old School, has a small garden and shares the vehicular access. The house comprises: kitchen with small pantry, sitting room, dining room, two bedrooms, bathroom with bath and separate shower. The Cottage benefits from many traditional features including original fireplaces, heritage style radiators and wood panelled doors.

Thornton-le-Dale is an enduringly popular village and renowned tourist destination located on the southern edge of the North York Moors National Park, on the A170 between Pickering and Scarborough. The village centre is its main draw, where there is a selection of attractive, mainly stone buildings including various shops, tea rooms and cottages, many overlooking the pretty beck.

Both properties are located in the village centre, both with frontage onto Chestnut Avenue, the main street, and with shared vehicular access from Brook Lane at the rear.
The Barn and Lavatory Block
Adjacent to the rear access and Brook Lane, is a traditional single
storey stone barn with pantile roof, with consent for conversion to a
1 bedroom holiday cottage. There is also a former lavatory block of
similar construction which will form a store room area for the proposed
development.

Planning
The consented development of the site as described is detailed in full
under Decision Notice: NYM/2018/0193/FL. Plans and associated
documents are available on request. Please note a second application
has been submitted to remove condition 3 of the planning consent,
limiting the use of the 3 holiday cottages to no more than 28 days
consecutive occupation. The planning officer dealing with this has
indicated full residential use will be acceptable.

Designations
School House is Grade II listed:
List entry Number: 1074191

General Information
Services
Water, electricity, and drainage are connected. We understand that
a mains gas supply runs in the road to the front. If it is possible to
connect to this service, a charge will be made for connection.

Prospective purchasers must satisfy themselves as to the suitability of
these services for any proposed development of the property.

Gross internal area (approx):
Main House  = 1,113 sq ft / 103 sq m
Planning
North York Moors National Park
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
+44 (0)1439 770657

Local Authority
Ryedale District Council
Ryedale House, Malton, North Yorkshire, YO17 7HH
+44 (0)1653 600666

Tenure
The freehold of the property is offered for sale with vacant possession on completion. Please note that the property is sold “as seen” and the contents within the building will be included.

Method of Sale
The Old School House and School House Cottage are offered for sale as a whole by private treaty.

Directions
The property stands to the east side of the crossroads in the village centre, on the north side of the street, as shown on the attached plan. The entrance to the parking is accessed off Brook Lane.

Postcode
YO18 7RZ

Viewing
Strictly by appointment with the selling agents Savills – 01904 617800

Date of Information
Particulars prepared: July 2018
Photographs taken: June 2018

Important Notice
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