

## THE GINGER PIG PANTRY, PARK COTTAGE AND ASSOCIATED OUTBUILDINGS

Maltongate, Thornton Le Dale, YO18 7SE



A wonderful opportunity to purchase, with planning permission, a mixed residential and commercial development. Creating a 3 bedroom house, a café/tea room/shop with 1-2 bed living accommodation and the creation of a super detached 3 bedroom house.

Currently comprising: a well established commercial unit, a 3/4 bedroom house, outbuildings and land for development in a lovely sought after area.

**FOR SALE BY PRIVATE TREATY**

**£495,000**

## **SITUATION**

Thornton-le-Dale was named Yorkshire's Prettiest Village and remains popular with tourists. Such visitors fuel the economy, with many visiting the very quaint village with its ancient market cross, stocks on the small village green and small stream. There are several cafés and pubs, as well as a seasonal tea room and many shops. Nearby, Dalby Forest offers paths for walking, cycling and nature-watching. The Information Point can provide visitors with a pamphlet providing specifics as to other walks from the village, including one to the tiny hamlet of Ellerburn. Another attraction, Go Ape Dalby, provides zip lining opportunities in the Dalby Forest. The North Yorkshire Moors Railway in nearby Pickering offers rides on a steam or heritage diesel train on one of the historic lines in the area and the Beck Isle Museum features displays of historic sets and objects. Stage Three of the Tour de Yorkshire in May 2018 started in Richmond and finished in Scarborough going through Thornton-Le-Dale.

Scarborough, Pickering, York and Whitby are all close enough to be able to enjoy their attractions, amenities and beaches.

## **DESCRIPTION**

The original configuration of the site was for an established butchers business with excellent owners accommodation, gardens and a range of ancillary outbuildings which were formally used as an abattoir.

Latterly, the shop serviced the community in the form of The Ginger Pig Pantry with separate accommodation. The unit has a good sized shop floor, a useful cold store, access to the rear garden area and further outhouses. There is planning granted to demolish part of the outbuildings in order to create parking spaces and a further residence.

Currently tenanted (vacant possession can be provided on completion), Park Cottage has the potential to be transformed into a wonderful family home. Currently comprising; entrance porch leading to the living room, kitchen/diner and stairs to the first floor where four bedrooms, a study, bathroom and separate WC are located. To the rear of the property is a reasonable sized garden.

There is also a selection of outbuildings with 2 outside toilets which lead to the old abattoir where there are 2 further cold stores, as well as a number of regular storage areas, a prep room and a storage loft.

## **PLANNING CONSENT**

Full planning consent was granted by North York Moors National Park in October 2018 for the alterations and extension to and subdivision of existing dwelling to form 2 residential units together with demolition works, raising of roof height and extension to outbuilding to form 1 dwelling with associated parking and amenity spaces at Ginger Pig Pantry, Maltongate, Thornton Le Dale. Decision no. NYM/2018/0124/FL is attached to the rear of these sale particulars. All matters relating to the planning application can be downloaded from the NYMNP planning portal.

## **THE APPROVED DWELLINGS**

The planned conversion is granted on the existing dwellings and the demolition of the outbuildings and re-erection of a 3 bedroom detached property.

### **HOUSE 1 - Park Cottage**

The mid terrace brick built cottage to comprise:

#### **Ground Floor**

Entrance porch and hallway  
Living Room  
Kitchen/Diner

#### **First Floor**

Landing  
Bedroom One  
Bedroom Two  
Study  
Bathroom  
Separate WC

### **HOUSE 2**

New detached brick built house is to comprise:

#### **Ground Floor**

Entrance porch and hallway  
Kitchen/Diner  
Study/Snug  
Bedroom 1  
Bedroom 2  
Bathroom  
Separate WC

#### **First Floor**

Landing  
Living Room  
Bedroom Three  
Separate WC

### **THE SHOP / RETAIL UNIT and MAISONETTE FLAT**

The retail unit comprises Approx. 70<sup>m</sup><sup>2</sup> shop floor space with storage access to the planned residential accommodation.

The Maisonette to comprise:

#### **Ground Floor:**

Entrance  
Kitchen/Living room  
(with access to the retail unit)

#### **First Floor**

Bedroom 1  
Bedroom 2  
Bathroom

## **SERVICES**

Mains supply of water, gas, electric and drainage are currently already connected to the site.

## **LOCAL PLANNING AUTHORITY**

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York,  
North Yorkshire - YO62 5BP  
Telephone: 01439 772700  
[general@northyorkmoors.org.uk](mailto:general@northyorkmoors.org.uk)

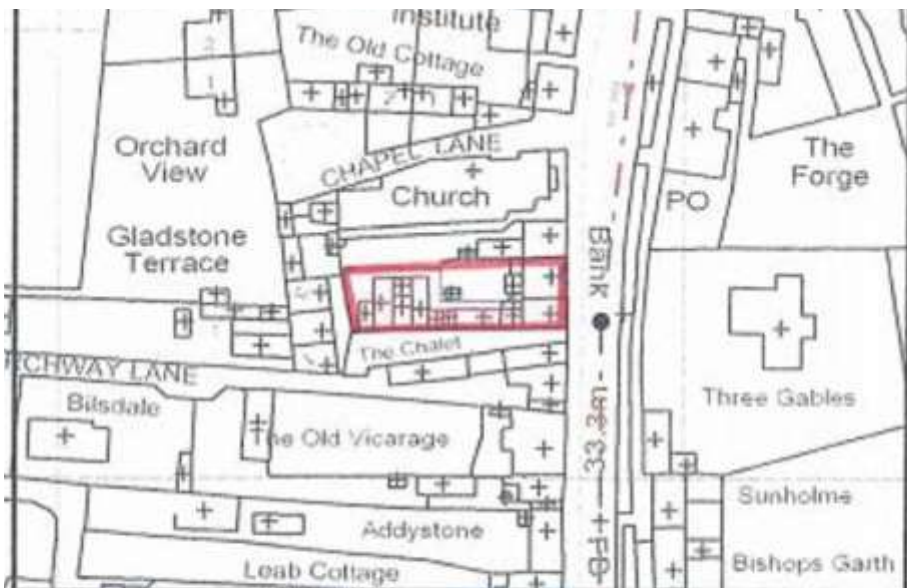
## **VIEWINGS**

All viewings are strictly arranged through the agent and all viewings are accompanied. To arrange a viewing call Andrew Cowen Estate Agents on 01723 377707 or e-mail [info@andrewcowen.com](mailto:info@andrewcowen.com). Alternatively call in at the office for more information including development plans.

The office is open Monday - Friday 9am - 5pm and Saturday 9.30am - 1pm. Viewings are to be arranged during these times, however some out of hours viewings will be made available.

## **SCALE DRAWINGS**

Approved drawings for the proposed developments can be obtained from the agents office upon request. Some scaled down drawing are included in the following pages.



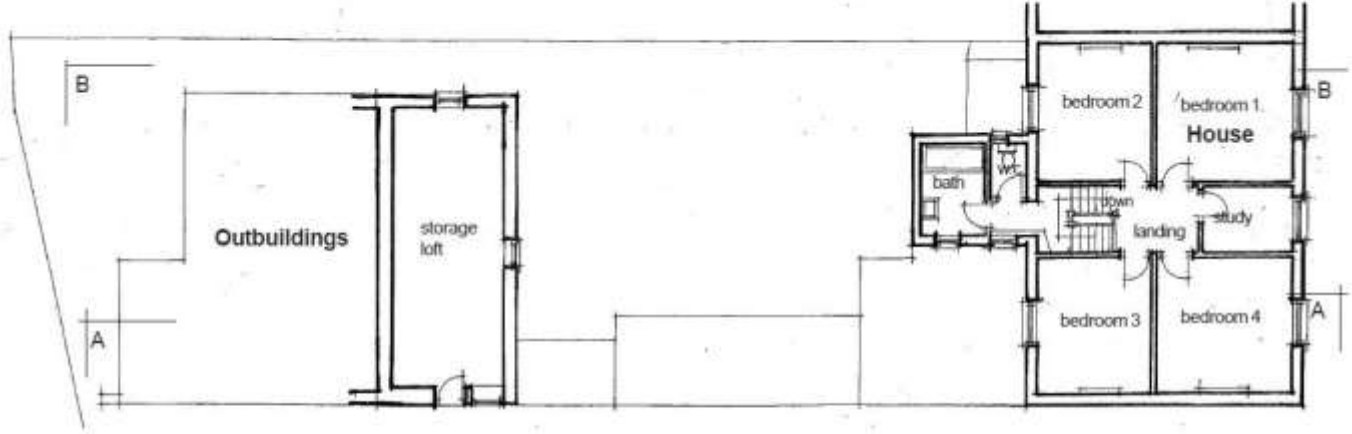
*Red line drawing of entire site with planning approval.*



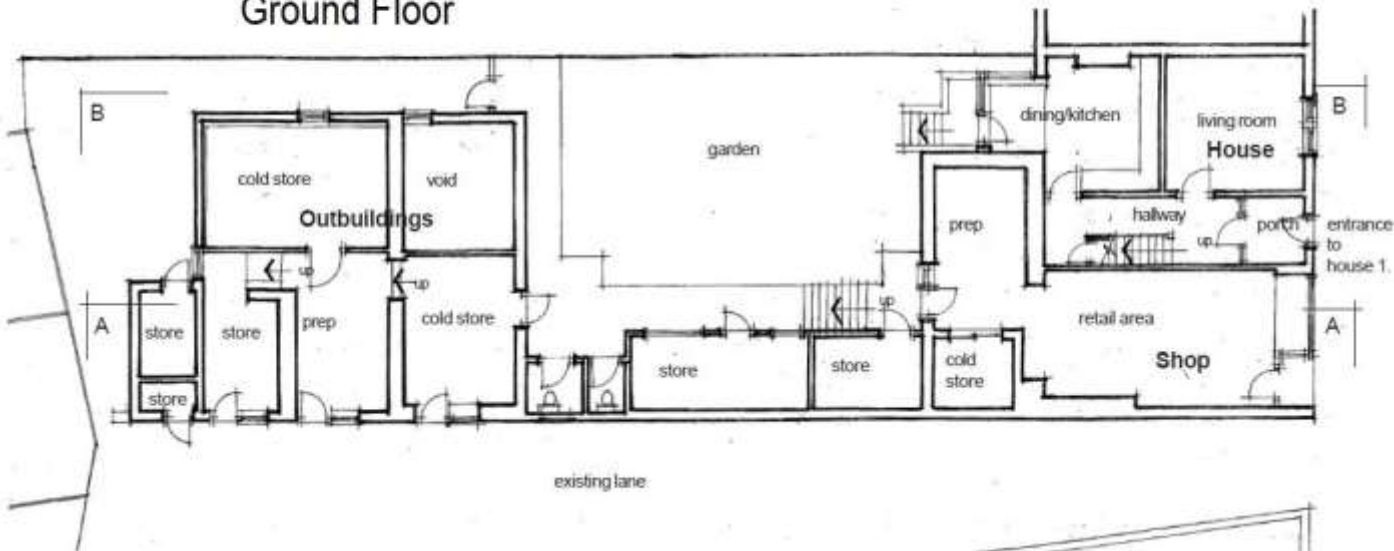


**GROUND FLOOR AND FIRST FLOOR PLAN AS EXISTING**

First Floor

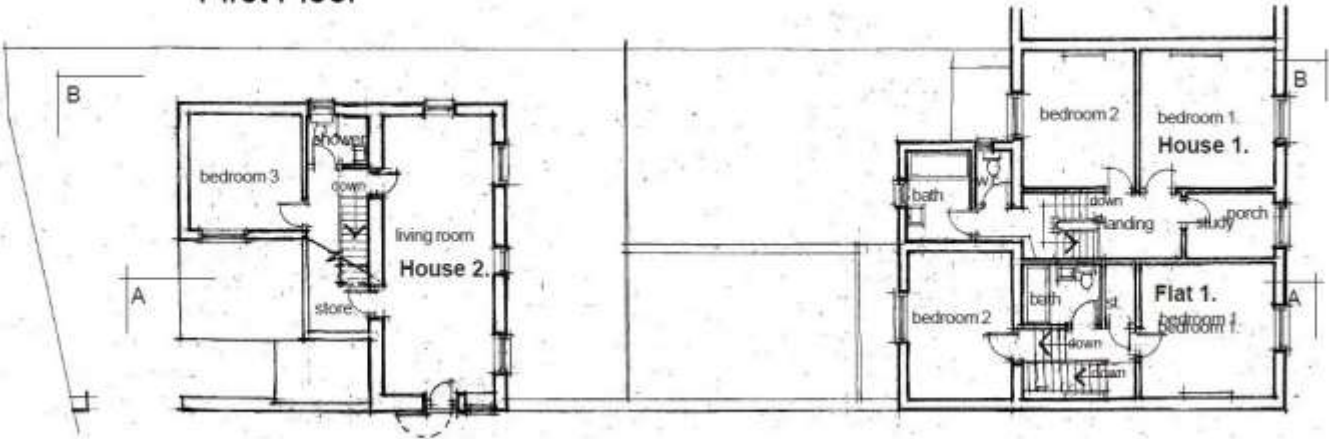


Ground Floor

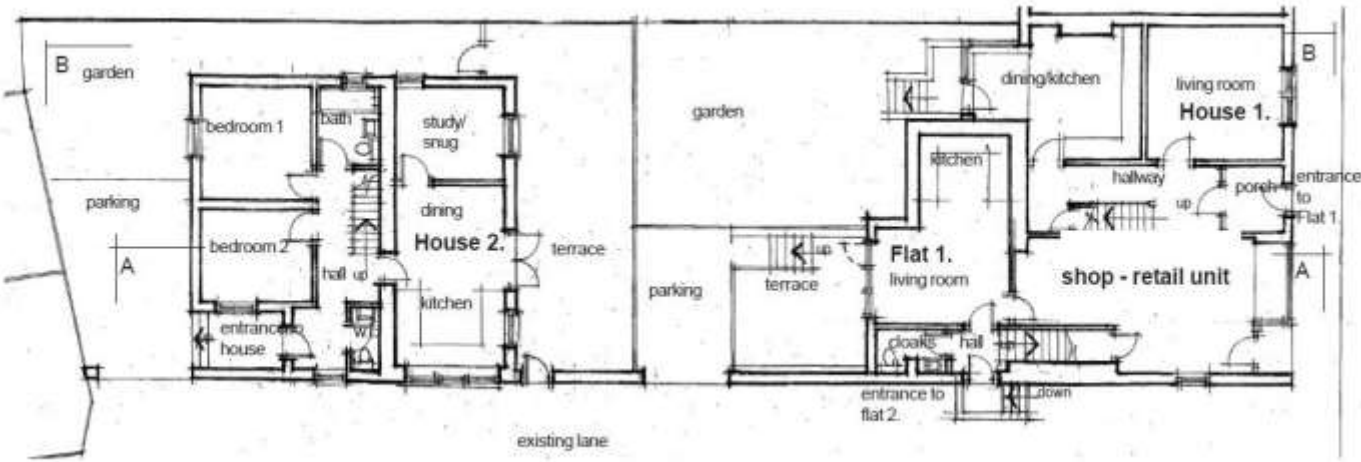


**GROUND FLOOR AND FIRST FLOOR PLAN AS APPROVED**

First Floor



Ground Floor





## DIRECTIONS

### From York (The South) :

Head North on the A64 towards Malton for 19 miles.  
Passing Eden Camp on the left, take the A169.  
Continue on this road for 3 miles and take a right  
onto Thornton Lane. Continue on to Maltongate, the  
property will then be on the left before the  
T-junction of the A170 Pickering Road.

### From Scarborough (The East) :

Take the Pickering A170 Road for approx. 15 miles.  
At The Buck Pub crossroads take a left onto  
Maltongate, the property will be almost immediately  
on your right.

## CONTACT US

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