



MAIN STREET, SUTTON ON DERWENT
Offers over £600,000

Carter Jonas

THE BEECHES, MAIN STREET, SUTTON ON DERWENT, YO41 4BN

A rare and exceptional opportunity to acquire a substantial four-bedroom detached residence, superbly positioned in the heart of the highly sought-after village of Sutton upon Derwent.

Requiring a full programme of renovation, the property offers scope to create a truly impressive family home. Once sympathetically restored, it has the potential to become a landmark residence within this desirable village community.

The property stands within a generous plot of approximately two-thirds of an acre, enjoying a high degree of privacy and space. A long driveway provides ample off-street parking, while a collection of four outbuildings offers outstanding potential for a range of uses, subject to the necessary planning consents. These include:

- * A brick-built barn/store beneath a pitched pantile roof
- * A brick-built garage and store, also with a pitched pantile roof
- * A timber former billiards room, carpeted internally, under a sheet-covered roof
- * A steel-framed Nissen hut with corrugated sheeting, suspected to contain asbestos

These outbuildings could be transformed into a home office, gym, studio, annexe, or additional garaging—offering exceptional flexibility within your own private estate.

Extending to over 2,200 sq ft, the internal layout is generous and well-balanced. The ground floor includes three distinct reception rooms, ideal for both formal entertaining and relaxed family life, as well as a large conservatory overlooking the gardens. Upstairs, four well-proportioned bedrooms are served by a central family bathroom - each space brimming with potential for stylish redesign.

A RARE AND HANDSOME FOUR-BEDROOM DETACHED PROPERTY AWAITS YOUR VISION IN THE HIGHLY COVETED VILLAGE OF SUTTON UPON DERWENT, SET WITHIN A GENEROUS TWO-THIRDS OF AN ACRE.





The property is being sold subject to the following provisions:

* **Overage Agreement:** The purchaser will be required to enter into an overage agreement, under which 30% of any uplift in land value resulting from the grant of planning permission or future development of the site will be payable to the current owner. This overage provision will remain in place for 30 years from completion and will be secured by a legal charge. The uplift will be assessed as the difference between the base value at the point of sale and the enhanced value attributable to any consented or implemented scheme.

* **Design Approval Covenant:** Any future development will be subject to a covenant requiring prior written approval from the current owner for the design, layout, and materials of any proposed scheme. Consent will not be unreasonably withheld and will be protected by a title restriction.

Full details of these provisions will be set out in the legal documentation.

Sutton upon Derwent is one of the region's most desirable villages, offering a superb quality of life just a short drive from the city of York. With its welcoming community, local amenities, and access to countryside walks, it's an ideal location for families and professionals alike.

Given the size of the plot, the versatility of the accommodation, and the outstanding village location, early viewing is strongly advised to avoid disappointment. This is far more than a house - it's a unique opportunity to create a dream home in an exceptional setting.

Material Information

Heating: Gas central heating

Drainage: Mains (public sewer)

Water: Mains

Broadband: Please check availability via Ofcom

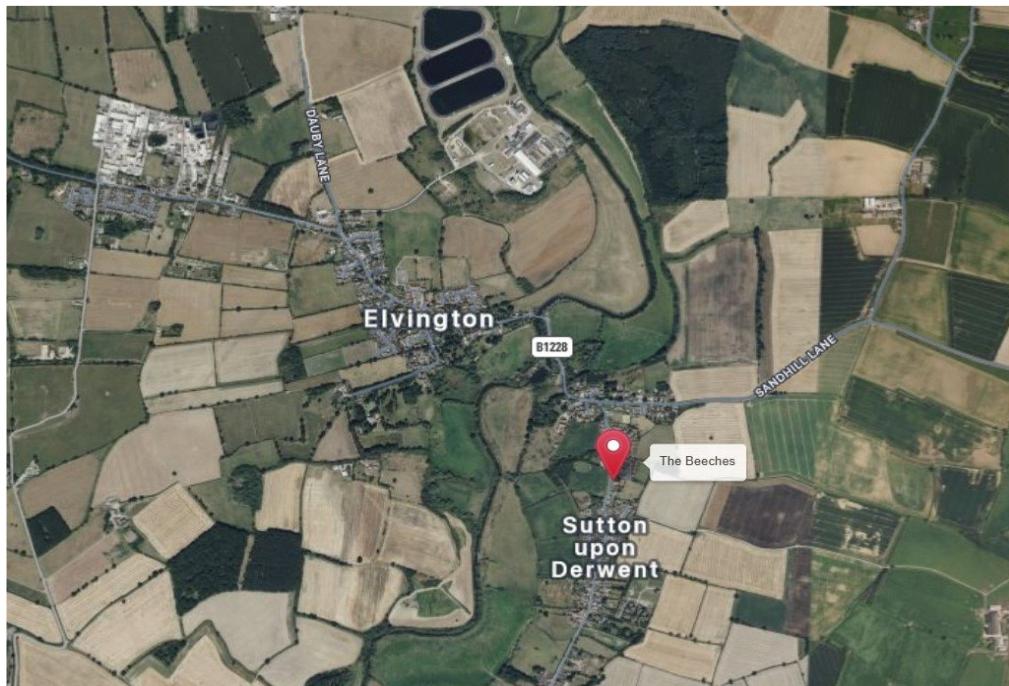
Parking: Long private driveway providing ample parking

TENURE Freehold

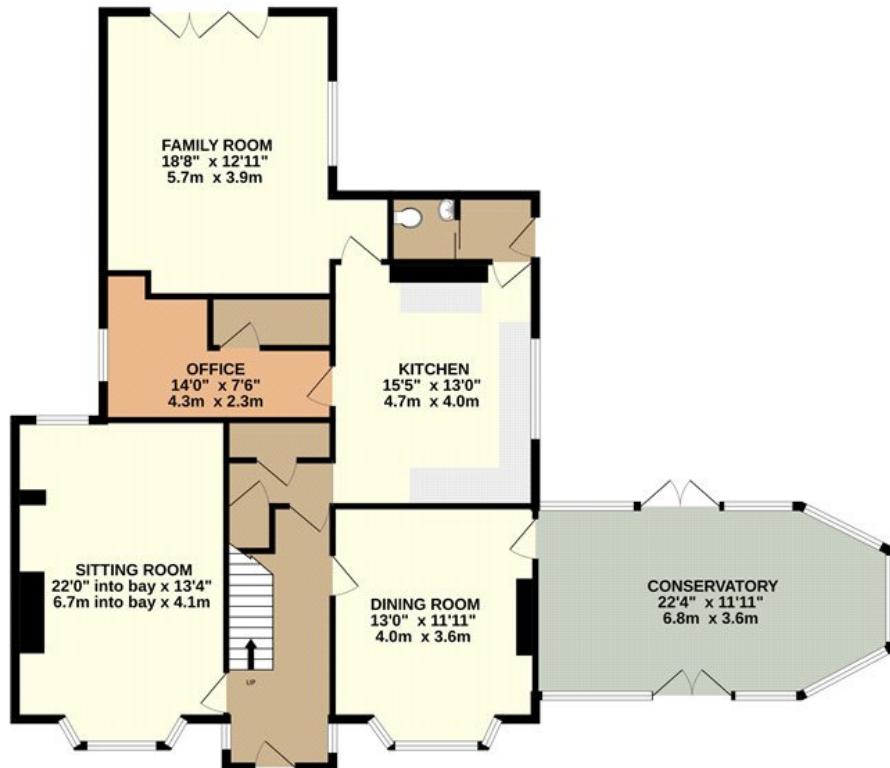
LOCAL AUTHORITY East Riding of Yorkshire

COUNCIL TAX BAND F

EPC BAND E



GROUND FLOOR
1439 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA: 2288 sq.ft. (212.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2-)	A		
(B1-91)	B		
(E6-80)	C		76
(F5-48)	D		
(G3-34)	E		
(H1-29)	F		39
(I1-09)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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IMPORTANT INFORMATION

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