




## Busby Lane, Kirkby-in-Cleveland, Middlesbrough, TS9 7AR

£995000

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**The Yorkshire Property Agency** are absolutely delighted to introduce this fabulous small-holding located just outside the popular North Yorkshire village of Kirkby-in-Cleveland. The property benefits from huge potential to extend and develop (STPP) and boasts surrounding grass and woodland of approximately 10 acres in addition to a series of stone-built and brick-built barns and stables.

## Key Features

- Fantastic smallholding
- Approximately 7 acres grassland and woodland.
- Huge potential to develop (STPP)
- South-facing plot
- A short drive to the amenities of Stokesley and Yarm
- Huge potential for multi-generational living and development
- Series of stone-built and brick-built barns and stables
- Chain-free sale
- Unobstructed views of the North Yorkshire Moors
- Attractive surrounding gardens



**TOTAL: 199 m<sup>2</sup>**  
 FLOOR 1: 124 m<sup>2</sup>, FLOOR 2: 75 m<sup>2</sup>  
 EXCLUDED AREAS: PRIMARY BEDROOM: 16 m<sup>2</sup>, LOW CEILING: 10 m<sup>2</sup>, ROOM: 7 m<sup>2</sup>,  
 OPEN TO BELOW: 4 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.