

Thorpe Green Lane, York YO26 9SP

£1,500,000

Stephensons
land & new homes



**** PRIME RESIDENTIAL DEVELOPMENT SITE ****

An outstanding opportunity to acquire these period Grade II Listed barns with detailed consent to create 5 stunning dwellings, each with gardens, and positioned on the edge of Little Ouseburn, one of North Yorkshire most sought-after village locations.

Established in 1871, we combine the traditional values of honesty, trustworthiness and unmatched customer service with a dynamic, progressive and flexible approach to modern day market conditions.

We are respected throughout the region for our unequalled knowledge of the local land market. Stephenson's highly experienced and professionally qualified staff can advise with confidence and authority on all aspects of land consultancy, and we sell more residential development land than any other agent in the area.



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
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J C Drewniak BA (Hons)
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T Brooks MNAEA

York: 01904 625533
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Selby: 01757 706707
Haxby: 01904 809900

Associate Partners:

N Lawrence
I Jarvis MNAEA

The Development Barns form part of a larger development opportunity with Kirby Hall Farm & Kirby Hall Farm Cottage. The Development barns site, hatched Red on the plans, and the accompanying land shaded red, can be bought as a single lot, combination of Lots, or included as part of a full site sale.

Lot 1 – Kirby Hall Farm – £1,000,000 (to Include additional Acre)

Lot 2 – Kirby Hall Farm Cottage – £600,000

Lot 3 – Barns for Development – £1,500,000 (To include the circa 6.4 acres)

Planning

By Decision No 25/02497/FUL date 13th April 2026, and Listed Building Consent No. 25/02498/LB detailed planning consent has been granted for the conversion of barns to 5 no. dwellings with associated works and infrastructure. A full set of plans are available through the North Yorkshire County Council Open access portal, or via request from the selling agent.

Services

Mains services of electricity & water are understood to be available to the site. Prospective purchasers are advised to satisfy themselves that the appropriate connections can be made:

A. Local Authority
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

B. FOUL DRAINAGE AND WATER
Yorkshire Water Services
PO Box 52
Bradford, BD3 7YD
Tel: 0345 1208 482

C. HIGHWAYS
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

Tenure

We assume the tenure to be Freehold. Please note that we have not had sight of any title deeds or other legal documents.

Mode of sale

Offers, with proof of finance and solicitor details, are invited for the Freehold Interest in the site, subject to contract only.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

