



Turnham Hall Turnham Lane

, Cliffe, YO8 6ED

**Offers In The Region Of
£900,000**



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Property Info:

Historical background: The manor house of Turnham Hall (historically known as Thurnam/Turneham Hall) forms the central hub of the old Turnham Estate in the village of Cliffe. The first building on the site was founded by Robert de Turnham during the reign of King Richard I, and was first documented in 1327, by which time it included its own chapel. By the mid-17th century it had become a fortified manor house, a Licence to Crenellate (or 'fortify') having originally been granted to a John Pylkington in 1477. The house was rebuilt several times over the centuries that followed, finally taking the form of the present Hall, built by William Burton circa 1800, and extended in 1820. It is said that traces of the old moat could still be detected until the 20th century. Rich with architectural detail, the house is of brick construction, partly rendered, with slate and pantile roofs and sash windows.

Parts of the site dating from 1680 onward fall within the 17th century Early Modern period, considered the beginning of the 'long 18th century' of Restoration/Georgian eras.

To Include:

The Foreman's House - Original servants accommodation - 3 bedrooms 1 bathroom property - ripe for further careful restoration.

The Coach House - Super storage, secure car parking or subject to planning further ancillary accommodation

Flood risk

This data comes from the Environment Agency

Flood risk: Very Low

Services: Septic tank, oil heating, mains water and electricity.

Council Tax Band:

Turnham Hall - Band G. North Yorkshire Council

No TPO'S that we are aware of - Tree Preservation Orders (on advice from the current owner)

Septic tank capacity and Grade II listing prevents HMO type conversions

Stamp Duty Land Tax (SDLT)

Is a property tax that buyers must pay when purchasing a property in England and Northern Ireland. It is a progressive tax, meaning that different portions of the purchase price are taxed at different rates. The tax applies to both freehold and leasehold properties and is due within 14 days of the property purchase completion. The amount of stamp duty depends on the purchase price and whether the buyer qualifies for exceptions, such as first-time buyer relief.

Tel: 01757 709457

Use the Government stamp duty calculator [LINK](#) to work out how much tax you will pay.



Road Map



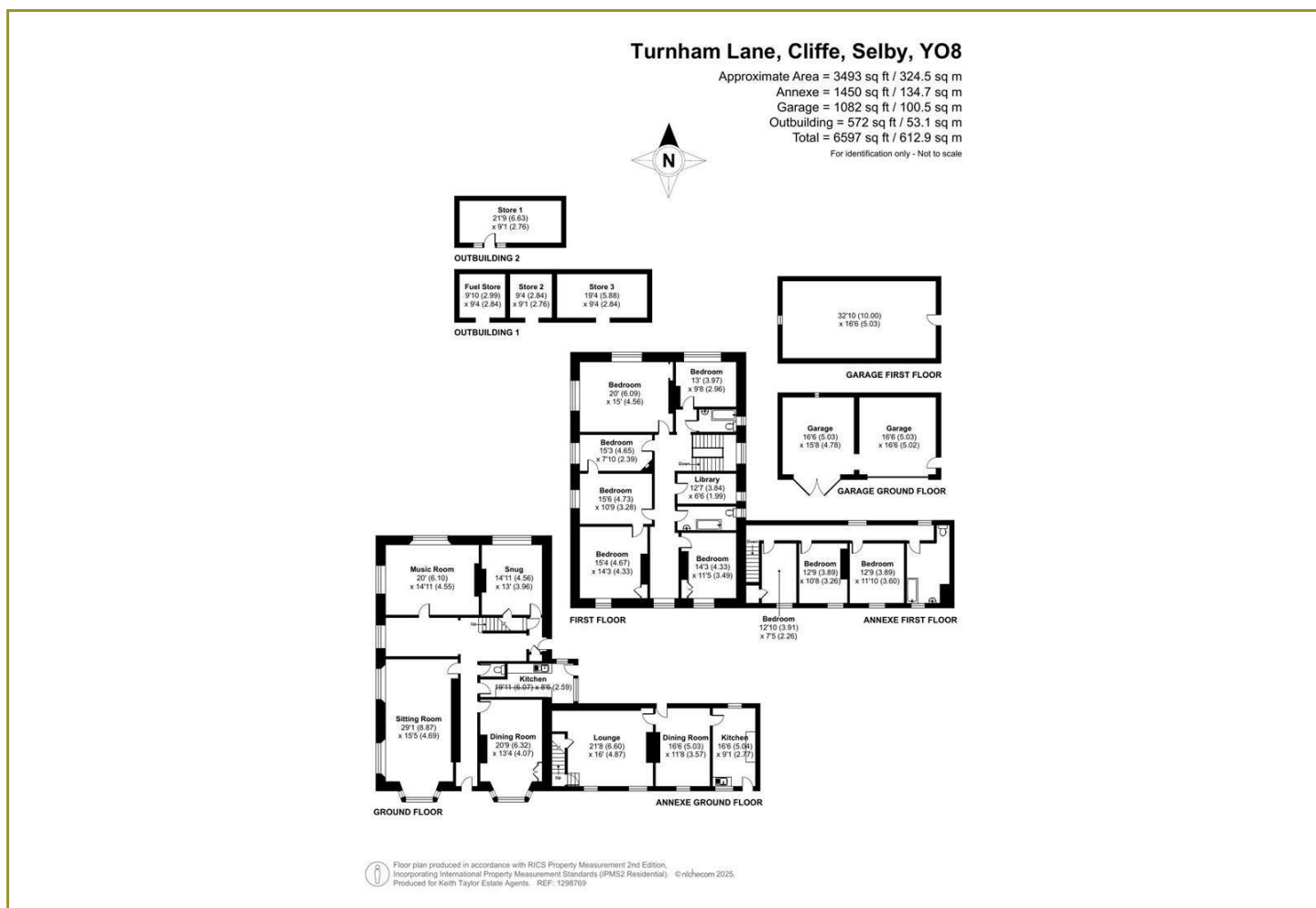
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Selby Office on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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