



Little Ouseburn

£600,000

Stephensons
estate agents & chartered surveyors



Thorpe Green Lane,
York YO26 9SP

Est. 1871

£600,000

**** RENOVATION PROJECT ****

An ideal opportunity for property investors, developers and families to acquire this spacious cottage, part of Kirby Hall Farm, set within generous gardens, with a sizeable outbuilding and enormous scope for further expansion and improvement.

Kirby Hall Farm Cottage is a charming, 4 bedroom, detached dwelling, which requires a programme of modernisation and upgrading, with enormous potential for further expansion and improvement.

The Cottage forms part of a larger development opportunity with Kirby Hall Farm & Kirby Hall Farm Barns. The Cottage can be bought as a single lot, combination of Lots, or included as part of a full site sale, and is shaded in blue on the plan set out within the marketing material.

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)

The property has just over 1,300 sq.ft of internal living accommodation, including a dining kitchen, sitting room and utility room to the ground floor.

To the first floor are 4 bedrooms, in addition to a house bathroom.



Tenure: Freehold
Services/Utilities: Electricity & Water are understood to be connected, and the property has oil central heating. Sewerage is to a septic tank.
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: C - North Yorkshire Council
EPC: E (52)

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



One of the outstanding features of the Cottage is the surrounding land and gardens, including a rear, grassed paddock.

The property offers off street parking, in addition to a brick and tile outbuilding for storage, garaging/covered parking, and in the opinion of the writer, with potential to form part of additional living accommodation through a significant extension, subject to relevant planning consent.

Finally, there is a substantial agricultural / general purpose building, located to the south of the property which is included within the sale.

UPVC Windows were installed in 2010 and a new central heating boiler in 2022. The Cottage is being offered with both vacant possession and no onward chain.

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

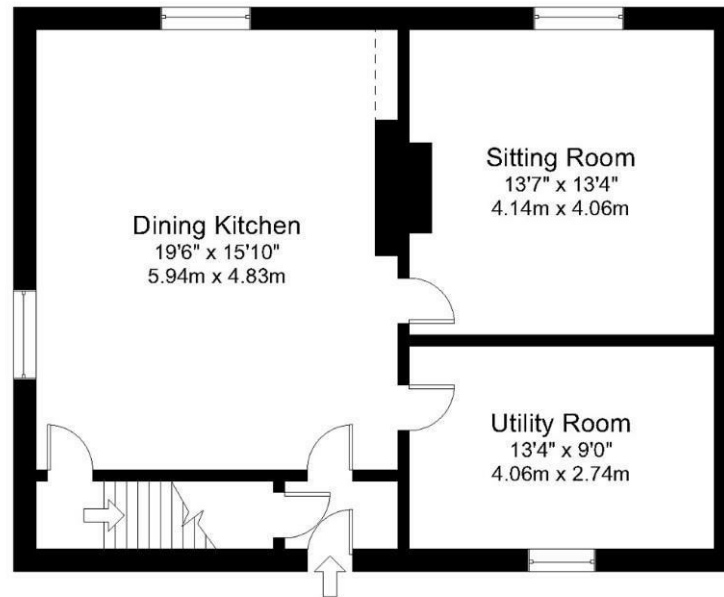
Partners:

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
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

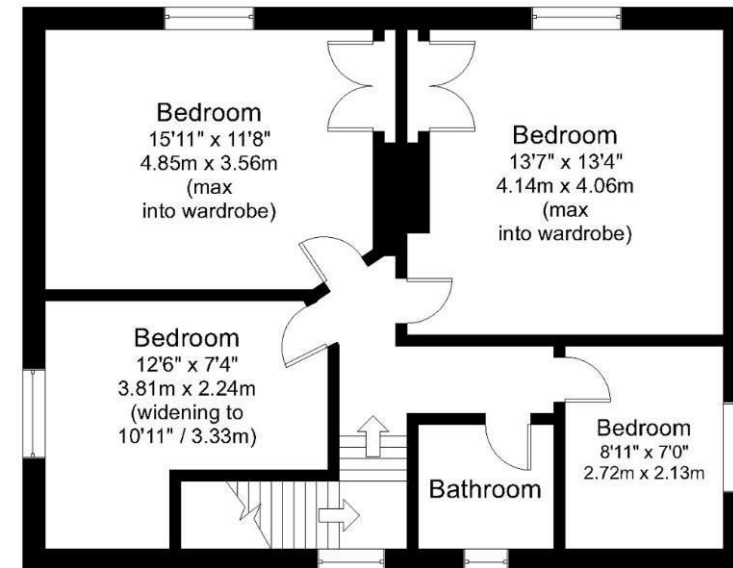
Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900



Ground Floor



First Floor

Gross internal floor area (approx.): 128.2 sq m (1,380 sq ft)

Not to Scale. Copyright © Apex Plans.
 For illustrative purposes only.