



September Cottage, Sheepwalk Lane | West Lutton, Malton

A rare redevelopment opportunity to purchase a detached house with land, situated in a village location to the east of Malton. The property has scope for redevelopment, with pre-application advice from North Yorkshire Council indicating a favourable outcome for the erection of 2 no. detached dwelling houses (subject to formal planning consent). Alternatively, there is scope for renovation of the existing dwelling and an alternative development proposal. VIEWING ESSENTIAL.

- A superb redevelopment opportunity in a rural village location
- Entrance hall, sitting room, dining room, kitchen, pantry, wc, 3 bedrooms and bathroom
- No onward chain
- Paddock land extending in all to 0.23 acres or thereabouts
- Pre-Application No: SE25/00382/PREAPP

Price Guide £250,000



September Cottage, Sheepwalk Lane | West Lutton, Maltor



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

12'3" x 8'11" (3.73m x 2.72m)

Front aspect timber frame window, open fireplace with tiled hearth and surround.

DINING ROOM

12'3" x 10'3" (3.73m x 3.12m)

Front aspect timber frame window, gas fireplace.

KITCHEN

13'4" x 7'7" (4.06m x 2.31m)

Rear aspect timber frame window, base mounted units, stainless steel sink and drainer, door to outside rear.

PANTRY

7'7" x 5'2" (2.31m x 1.57m)

Rear aspect timber frame opaque window, shelving.

CLOAKROOM

Side aspect timber frame opaque window, comprising wc.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

14'2" x 11' (4.32m x 3.35m)

Front aspect timber frame window, loft hatch.

BEDROOM 2

14'1" x 8'11" (4.29m x 2.72m)

Front aspect timber frame window.

BEDROOM 3

Side aspect timber frame window, airing cupboard housing the hot water cylinder.

BATHROOM

Rear aspect timber frame opaque window, comprising panelled bath, wash hand basin.

OUTSIDE

The property is approached off Sheepwalk Lane with all the land running to the north of the property.



SERVICES

We understand that the property is connected to mains electricity and water. Septic tank drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS

COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.

PRE-APPLICATION PLANNING

By Application Number ZE25/00382/PREAPP, the property has the scope for re-development, with pre-application advice from North Yorkshire Council indicating a favourable outcome for the erection of 2 no. detached dwelling houses (subject to formal planning consent). Alternatively, there is scope for renovation of the existing dwelling and an alternative development proposal.

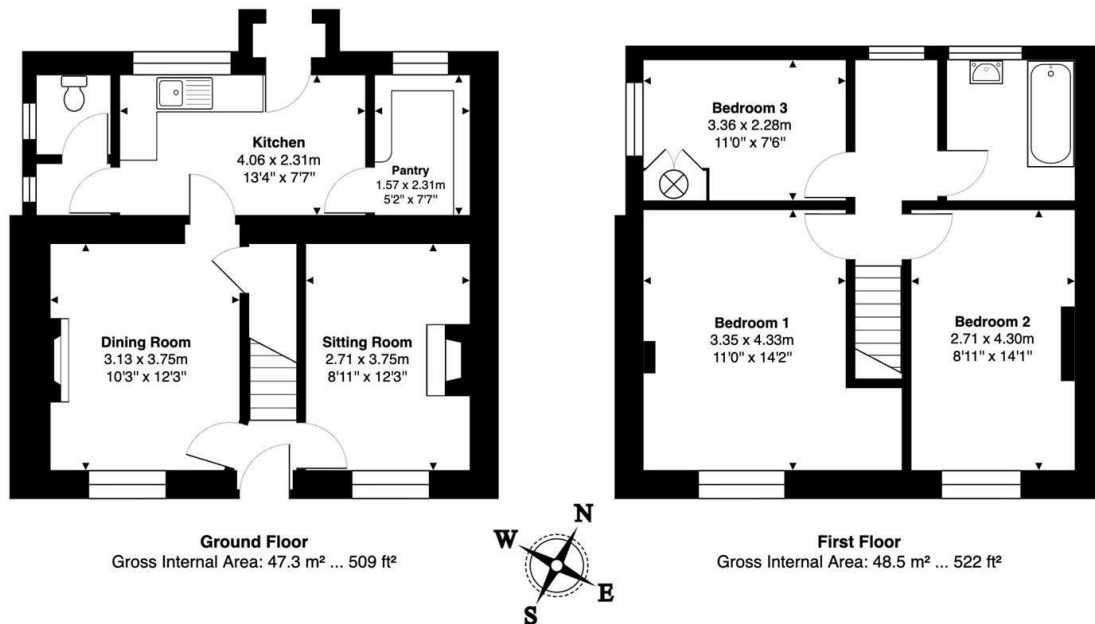
PLANS, AREAS AND MEASUREMENTS

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.



September Cottage, Sheepwalk Lane | West Lutton, Malton

September Cottage, West Lutton, YO17 8TA



Gross Internal Area: 95.7 m² ... 1031 ft²

All measurements are approximated for display purposes only and should be independently verified
 Copyright © 2026 Matt Hillier Photographer
 www.matthillier.co.uk

VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

D

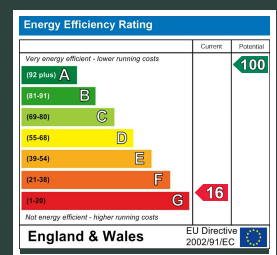
ENERGY PERFORMANCE RATING

G

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801