

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 planning approved by North Yorkshire Council for the erection of 2no. detached dwelling houses. 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
- Approved Outline Planning Permission for 2no. detached dwellings. Decision Number: ZE25/01299/OUT





Offers In The Region Of £250,000

BoultonCooper

BC Est. 1801

September Cottage, Sheepwalk Lane | West Lutton, Malton







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.

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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.

PLANNING PERMISSION
Under Decision Notice Number ZE25/01299/OUT, dated 13th October 2026 for the erection of 2no. dwellings following removal of existing dwelling with access considered. Details of appearance landscaping, layout and scale are reserved for a later date. 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.

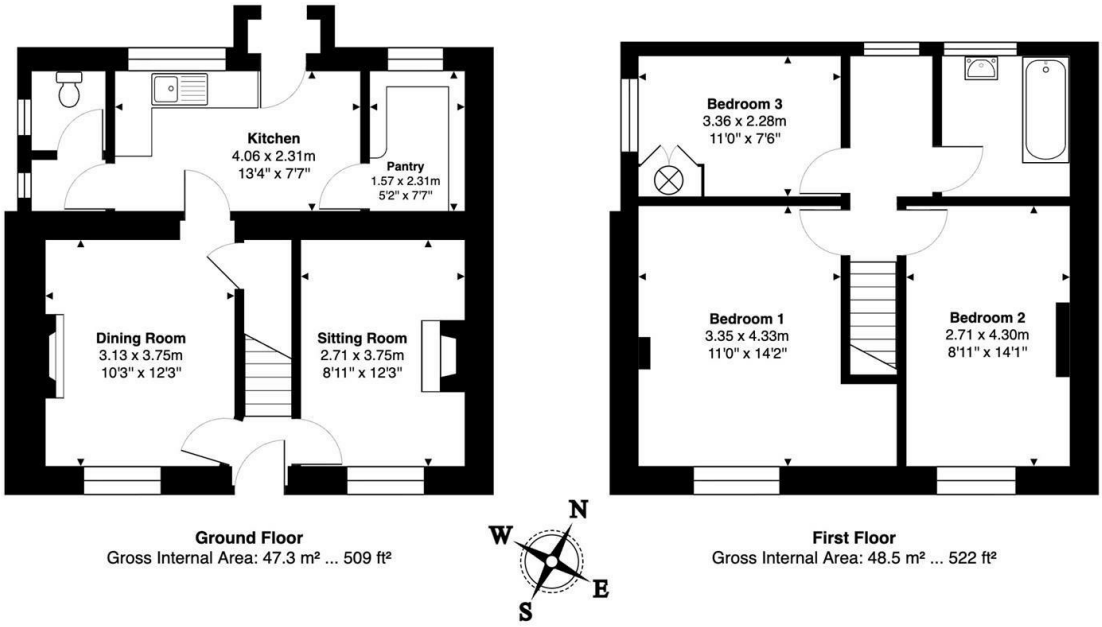




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September Cottage, West Lutton, YO17 8TA



Ground Floor
Gross Internal Area: 47.3 m² ... 509 ft²

First Floor
Gross Internal Area: 48.5 m² ... 522 ft²

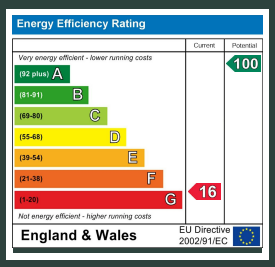
Gross Internal Area: 95.7 m² ... 1031 ft²

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk

VIEWING
Strictly by appointment with the Agents.

COUNCIL TAX BAND
D

ENERGY PERFORMANCE RATING
G



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