



## Model Farm, The Green, Upper Poppleton, York £1,300,000

\*\*\*\* GRAND DESIGN NEW BUILD \*\*\*\*

Discover a remarkable opportunity to own an exquisite, newly constructed residence nestled within the much admired gated community of Model Farm Development. The property is a flexible 3 / 4 bedrooms within a total of approximately 258sq.m of internal living space with generous gardens and parking facilities.

The property being offered is an opportunity for prospective purchasers to create an internal finish to their individual taste. This is your chance to shape a truly personalized home with endless possibilities for you to work with an architect to select finishes that reflect your style and taste, transforming this grand space into the home of your dreams.

## Foreword

Located in a conservation area, the plot is part of the imaginatively updated and renovated Grade II listed buildings, which have been carefully restored to retain their original charm, while incorporating modern living amenities. This preserves the perfect blend of historic character with a contemporary finish.

The Eco-friendly design of the subject property, ensures sustainable living, and the peaceful country settings offer a serene backdrop for everyday life. Combining contemporary style with the rich heritage of its surroundings, it offers an unparalleled living experience within a retired farm landscape.

## Buyers Choice

The developer is offering a unique opportunity for prospective purchasers to tailor the build to their exact specification, within your budgets and final purchase price. The purchaser will have a full range of choice in regard to the internal and external finish.

We offer the attached photos to show some of the options that could be available.

## Tenure

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

## Method of Sale

Offers are invited for the Freehold Interest in the site, subject to contract only. Interested parties will have the opportunity to visit the site and discuss their requirements in detail before making their offer.

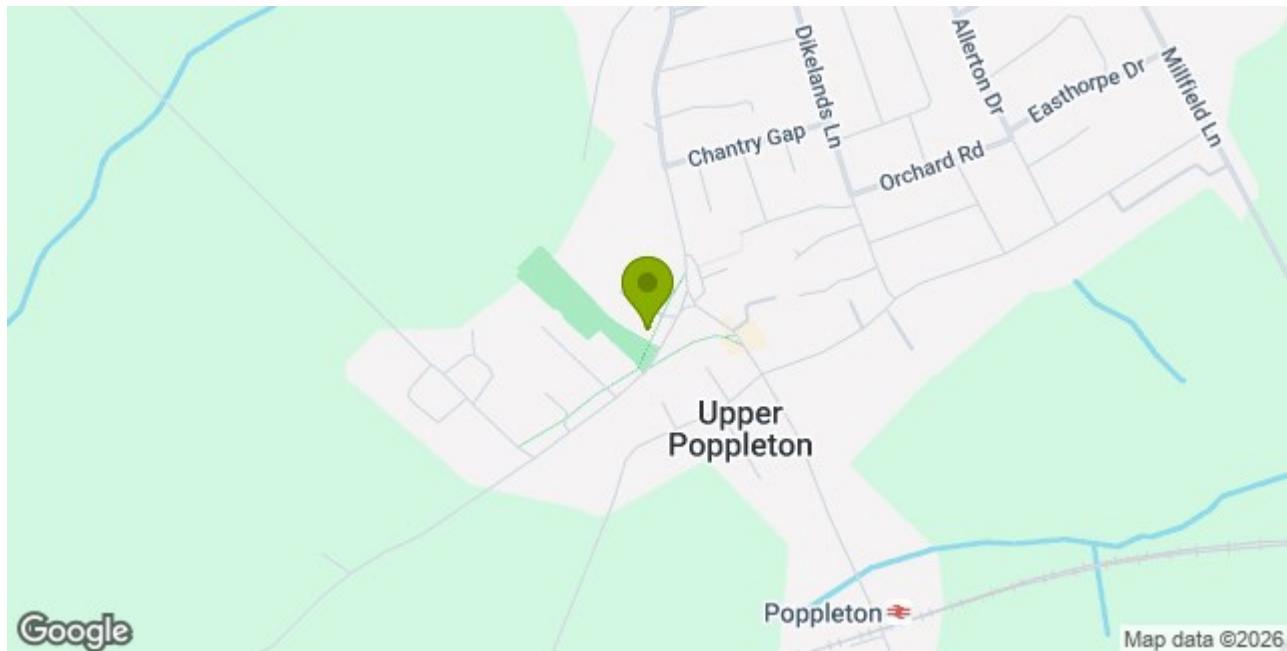
## Agents Note

All photographs and Computer Generated Images set out within this brochure are strictly for illustrative purposes only.

## Nissen Hut, Poppleton



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2795 SQ FT / 259.70 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

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 MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

Associates

N Lawrence

