



Stamford Bridge Road, Dunnington, York  
Asking Price £1,575,000

\*\*\*\* PRIME RESIDENTIAL DEVELOPMENT SITE \*\*\*\*

A superb range of Barns and farm buildings with planning consent for the creation of 4 new dwellings, in addition to a derelict farm house & cottage requiring renovation and repair.



## Foreword

We are delighted to offer for sale this prime residential development site comprising a derelict period farmhouse and cottage with an adjoining range of brick barns with planning consent to be converted into four separate dwellings.

The buildings are being sold with associated gardens and additional land is available by separate negotiation.

The area for sale is defined in blue within the plan set out in these particulars.

### The Farmhouse

This period farmhouse is ideally positioned off the Stamford Bridge road and is set within generous front and side gardens ideal for DIY enthusiasts, property developers and families.

The property does require a comprehensive programme of modernisation and upgrading and that there is no doubt with the range of adjacent outbuildings, there is enormous scope for further expansion and improvement.

The property is entered at the front into a reception hall which has a staircase leading to the first floor accommodation.

The principal downstairs reception room is an L-shaped sitting room located at the front of the house and positioned directly across the hall is a separate dining room.

The property's kitchen is located at the rear of the house with secondary access from a side entrance porch. The kitchen currently has a range of dated units including a stainless steel sink unit and Aga.

There is a separate utility room in addition to a downstairs cloakroom with wash hand basin and w/c.

To the first floor are four generous double bedrooms with bedrooms 1, 2 and 3 all benefitting from built in wardrobes.

Bedroom 2 also includes a dressing room/study which could easily be converted into an en-suite bathroom.

Finally the internal accommodation is completed by the house bathroom which has a low flush w/c, wash hand basin, inset bath and separate shower. The bathroom also requires modernisation and upgrading.

### Planning

By Decision Number 22/02146/FUL dated 26th June 2021 detailed planning consent is in place to convert a range of period barns to create 4 new dwellings with associated gardens and parking.

### Services

Mains services of electricity and water are understood to be available to the site. Prospective purchasers are advised to satisfy themselves that the appropriate connections can be made:

#### A. LOCAL AUTHORITY

West Offices  
Station Rise  
York Y01 6GA  
Tel. 01904 551550

#### B. FOUL DRAINAGE AND WATER

Yorkshire Water Services  
PO Box 52  
Bradford, BD3 7YD  
Tel: 0345 1208 482

### Tenure

The Property is freehold with vacant possession on completion.

### Viewings

Strictly via appointment through the selling agents.

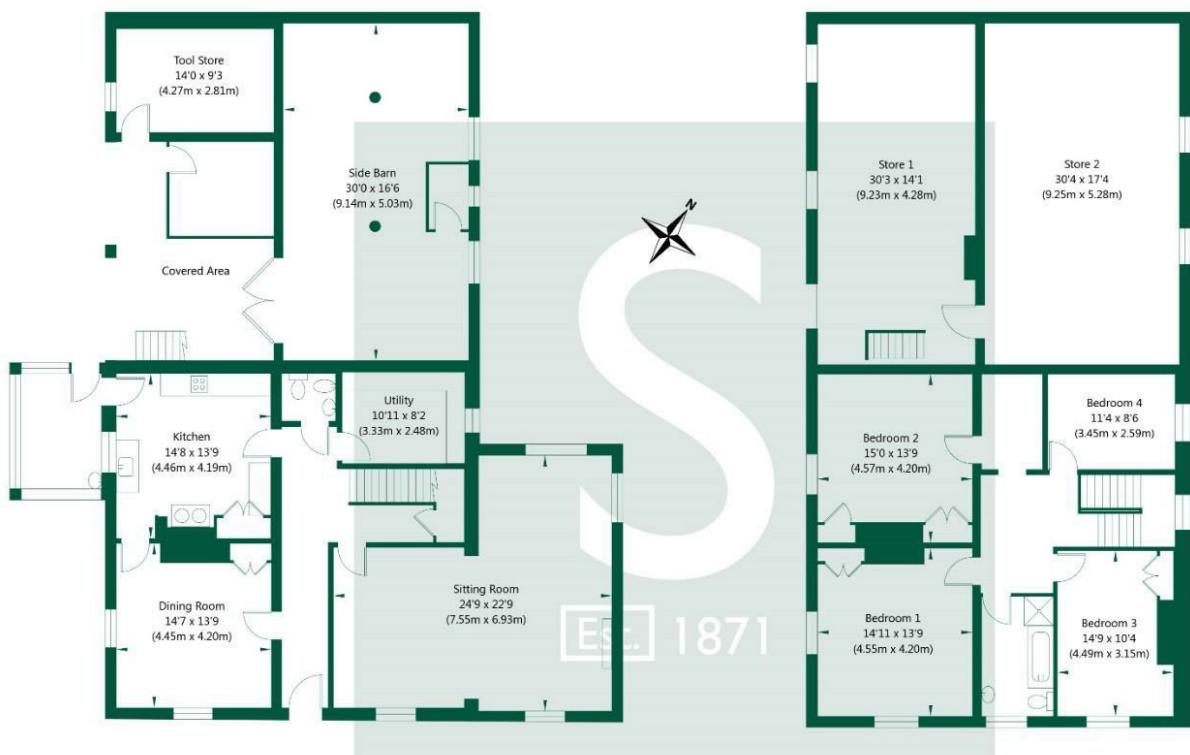
Please contact Stephensons Estate Agents on 01904 625533 or [Nick.Kay@stephensons4property.co.uk](mailto:Nick.Kay@stephensons4property.co.uk).

### Mode Of Sale

Offers are invited for the Freehold Interest in the property subject to contract only.

### Agents Note

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



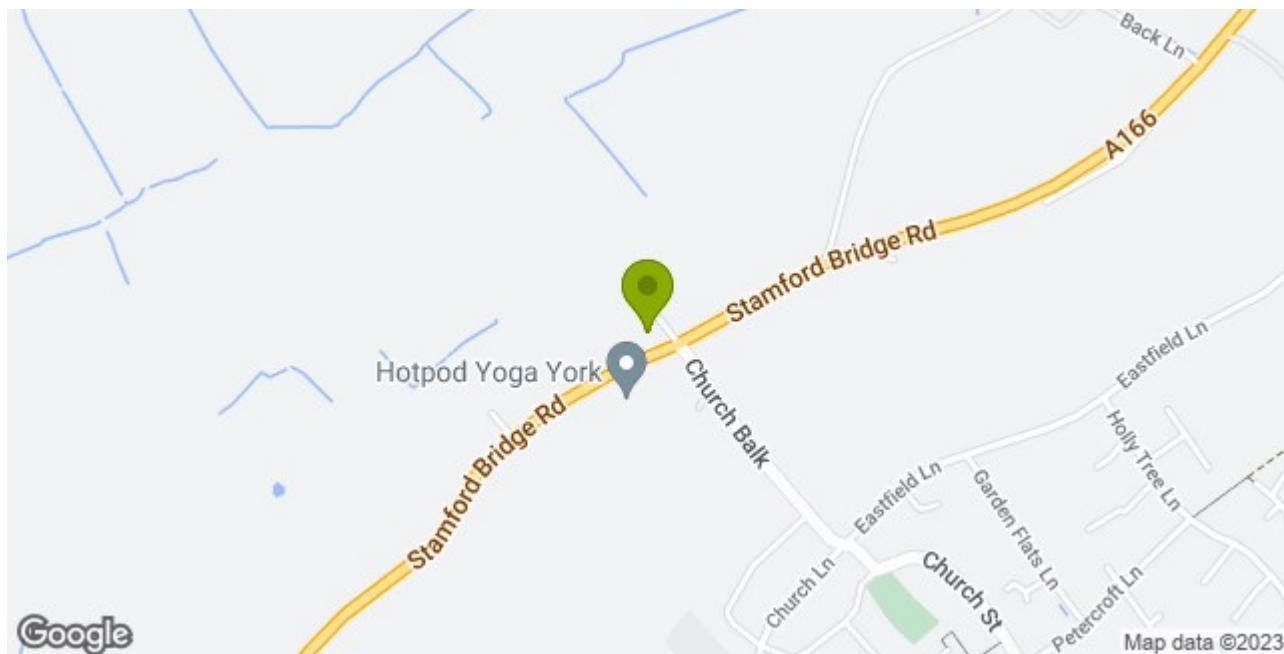
Ground Floor - (Excluding Covered Area, Side Barn & Tool Store)  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 1306 SQ FT / 121.29 SQ M

First Floor - (Excluding Store 1 & 2)  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 965 SQ FT / 89.64 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2271 SQ FT / 210.93 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Map data ©2023

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

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Associates

N Lawrence

