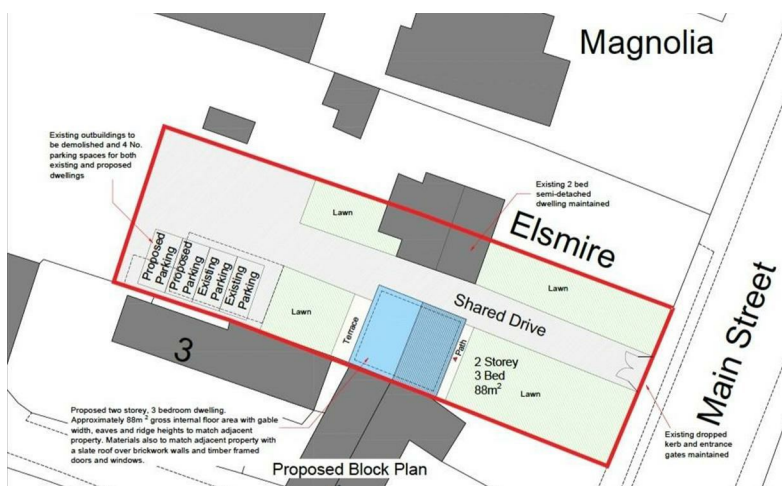




An exciting residential development opportunity to renovate a 2 bedroom cottage in 0.15 of an acre and create a single building plot for a new dwelling to the side which would be subject to obtaining the necessary planning approval. It should be noted that a Planning Pre-Application has already received a positive response from North Yorkshire Council for a building plot.

Tenure: Freehold

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected

Broadband: Up to 76 Mbps* download speed

EPC Rating: G - 8

Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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



Partners:

J F Stephenson MA (Cantab) FRICS FFAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FFAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FFAV
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Set within a generous plot extending to approximately 0.15 acres, the property presents an increasingly rare opportunity to acquire a character cottage with significant scope for enhancement and the potential to create a single building plot within the larger than average side garden, subject to the necessary planning consent.

Importantly, a Planning Pre-Application submitted to North Yorkshire Council in November 2025, proposing a new 2 story 3 bedroom dwelling of approx. 88 sq m (947 sq ft), concluded that "On the basis of the information to hand, the proposed development for a single dwelling as currently presented is supported in principle subject to detailed design and highways matters." Copies of the Pre-Application submission and official response are available upon request.

Although benefiting from double glazing throughout, the cottage now requires updating and general modernisation throughout offering purchasers the opportunity to create a bespoke village home.

The existing accommodation extends to around 658 sq ft (61.1 sq m) and briefly comprises a cosy sitting room overlooking the front garden with tiled open fireplace, wall light points and an independently controlled electric panel heater. The kitchen enjoys views over the rear garden and features a second tiled open fireplace, staircase to the first floor, a stainless steel sink unit, larder and storage cupboards and a further electric panel heater.

A rear lobby provides access to the garden and incorporates a wash basin with storage beneath together with access into the ground floor bathroom which features a toilet, wall mounted electric fan heater and an enamelled cast iron bathtub with an electric shower over.

To the first floor are 2 bedrooms including a principal bedroom overlooking the front garden with a boarded fireplace and an electric panel heater, whilst the 2nd bedroom enjoys rear garden views and offers built-in storage.

Externally, double gates from Main Street open onto the lawned front garden offering the potential to create practical off-road parking. The substantial side garden is also laid to lawn and provides the scope to either extend the existing cottage or create a single residential building plot, both of which would be subject to the necessary planning approval.

To the rear lies a further area of lawned garden together with a substantial 365 sq ft (34 sq m) rustic brick-built outbuilding which is currently arranged as a garage, workshop and garden store.

AGENTS NOTE

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Main Street, Huby, York, YO61 1HQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 681 SQ FT / 63.26 SQ M - (Excluding Outbuilding)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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