

Thorpe Green Lane, York YO26 9SP

£1,500,000

Stephensons  
land & new homes



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

An outstanding opportunity to acquire these period Grade II Listed barns with detailed consent to create 5 stunning dwellings, each with gardens, and positioned on the edge of Little Ouseburn, one of North Yorkshire most sought-after village locations.

Established in 1871, we combine the traditional values of honesty, trustworthiness and unmatched customer service with a dynamic, progressive and flexible approach to modern day market conditions.

We are respected throughout the region for our unequalled knowledge of the local land market. Stephenson's highly experienced and professionally qualified staff can advise with confidence and authority on all aspects of land consultancy, and we sell more residential development land than any other agent in the area.



The Development Barns form part of a larger development opportunity with Kirby Hall Farm & Kirby Hall Farm Cottage. The Development barns site, hatched Red on the plans, and the accompanying land shaded red, can be bought as a single lot, combination of Lots, or included as part of a full site sale.

- Lot 1 – Kirby Hall Farm - £1,000,000 (to include additional Acre)
- Lot 2 – Kirby Hall Farm Cottage - £600,000
- Lot 3 – Barns for Development - £1,500,000 (To include the circa 6.4 acres)

#### Planning

By Decision No 25/02497/FUL date 13th April 2026, and Listed Building Consent No. 25/02498/LB detailed planning consent has been granted for the conversion of barns to 5 no. dwellings with associated works and infrastructure. A full set of plans are available through the North Yorkshire County Council Open access portal, or via request from the selling agent.

#### Services

Mains services of electricity & 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  
North Yorkshire County Council  
County Hall  
Northallerton, DL7 8AD  
Tel: 01609 780780

B. FOUL DRAINAGE AND WATER  
Yorkshire Water Services  
PO Box 52  
Bradford, BD3 7YD  
Tel: 0345 1208 482

C. HIGHWAYS  
North Yorkshire County Council  
County Hall  
Northallerton, DL7 8AD  
Tel: 01609 780780

#### Tenure

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

#### Mode of sale

Offers, with proof of finance and solicitor details, are invited for the Freehold Interest in the site, subject to contract only.

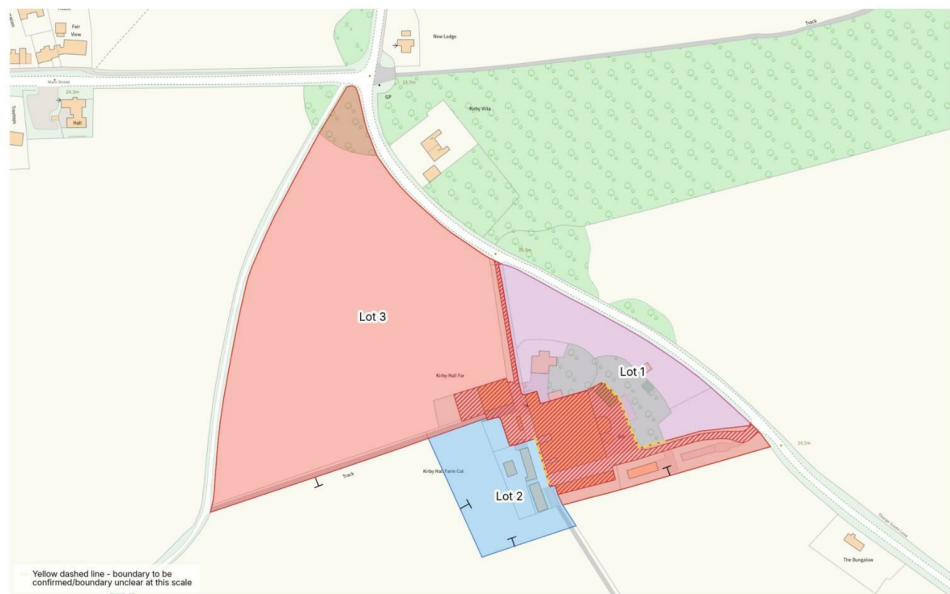
#### Partners:

- 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 FNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)
- E G Newby MRICS
- T Brooks MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

#### Associate Partners:

- N Lawrence
- I Jarvis MNAEA



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Stephenson'sRural

Scale 1:2000 (at A4)