



## 1 Kirk Lane

Walkington, HU17 8SN

**Guide Price £1,200,000**

1 Kirk Lane, Walkington offers a fantastic and rarely available opportunity to acquire a house with traditional period outbuildings located on approximately 1.15 acres of land located right in the heart of one of the area's most sought after villages.

The property represents an amazing redevelopment opportunity (subject to all necessary consents) whether that be the erection of multiple buildings or the provision of luxury housing on expansive plots.

The site is located within the development limits of the village and also forms part of the picturesque Conservation Area.

This potential development opportunity is to be sold by Informal Tender with a time option being given for the successful purchaser to obtain planning consent. The closing date for Tenders is 12 noon on Friday 12th May 2023.

- For sale by Informal Tender
- House, period outbuildings and paddock
- Approximately 1.15 acres
- Within village development limits
- May consider splitting
- Further details from sole agent
- Council Tax Band: E

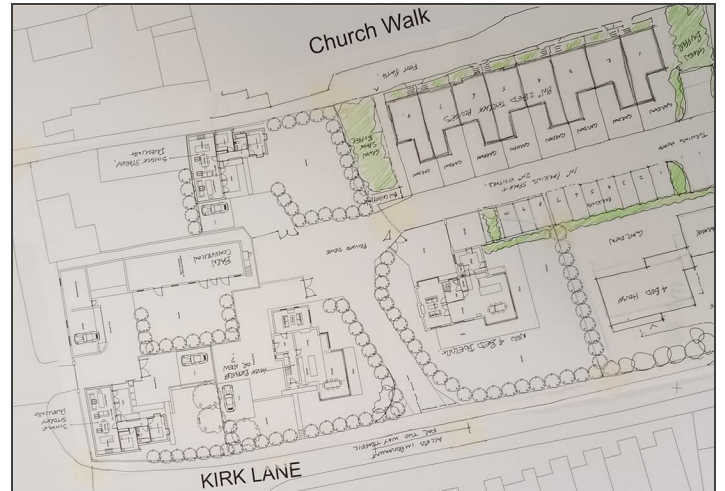
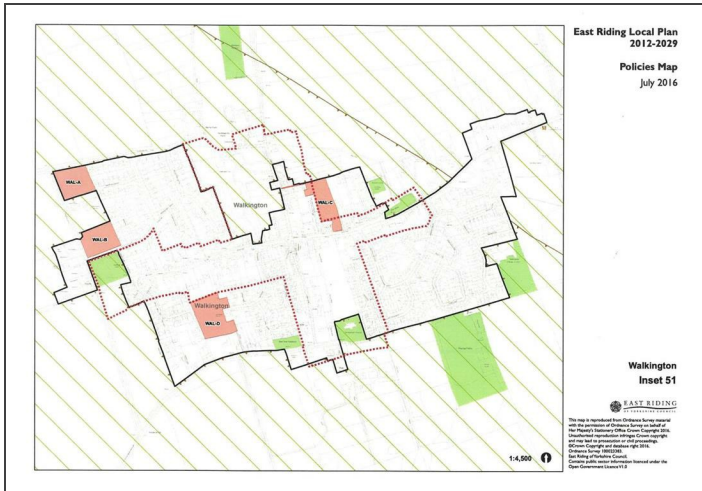
### Viewing

Please contact our Q & C Beverley Office on 01482 886200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



VIEWS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.