



SOLBERGE LODGE, NORTH OTTERINGTON,
NORTHALLERTON
FOR SALE BY INFORMAL TENDER £400,000



Northallerton
Estate Agency



North Otterington

Northallerton, DL7 9JG

Solberge Lodge is a charming lodge house sat in around 11 acres of land with mature trees and good grazing. The property is in need of complete renovation however the price is in reflection of this. Situated next to St Michael's and All Angels Church and in front of Solberge Hall the location is ideal for commuting or access to the popular market towns of both Northallerton and Thirsk both with trainlines to Edinburgh and London Kings Cross both within 2.5 hours.

- CHAIN FREE
- SOUGHT AFTER LOCATION
- GARAGE SPACE
- VACANT LAND TENANCY FROM 1ST JUNE 25

- LARGE LODGE HOUSE WITH LAND
- RENOVATION PROJECT
- UNIQUE CHARACTER PROPERTY

- The property is nestled in the North Otterington countryside, it offers everything you need to embrace your dream of rural living. Just a short drive from the bustling country town of Northallerton, a chance to embrace the tranquillity and charm of country living.

- If you are seeking a fixer upper set on spacious land then this is the perfect canvas for your vision.

- This property presents a rare and exciting opportunity for visionary developers and investors alike.

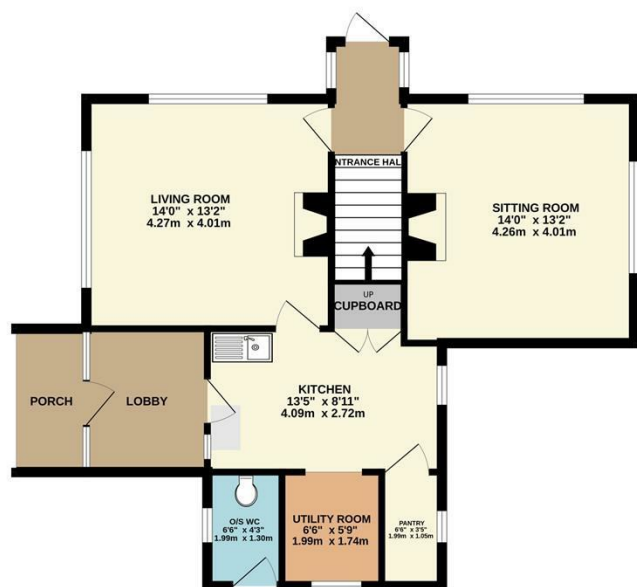
- For those with a love of the outdoors, there is acreage to let your livestock roam and feed. Imagine building and taking in those

stunning views down to the river, it may be possible!

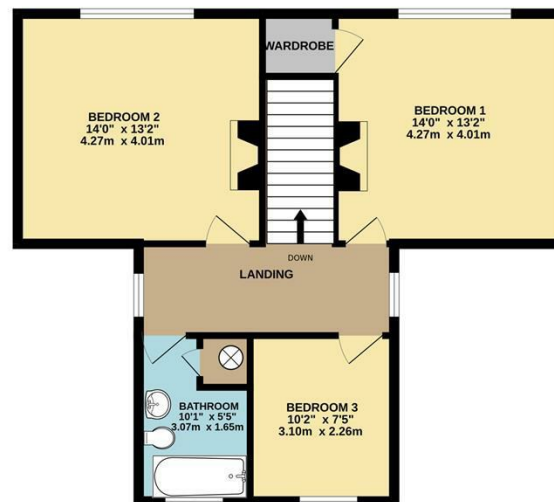
- If you can see yourself carrying on the legacy of this home, and enjoying your days tending and living off the land, then you will want to make sure you don't miss out. Come and see it for yourself and start dreaming up ways that you can enjoy living here.

- Anyone who loves to live in a home with character and full of nostalgia, will be itching to restore it so they can continue its heritage.

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



SOLBERGE LODGE, WARLABY, NORTHALLERTON. DL7 9JG

TOTAL FLOOR AREA: 1321 sq.ft. (122.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
101-110 kWh/m²	71-77 kWh/m²
111-120 kWh/m²	78-82 kWh/m²
121-130 kWh/m²	83-85 kWh/m²
131-140 kWh/m²	86-88 kWh/m²
141-150 kWh/m²	89-90 kWh/m²
151-160 kWh/m²	91-92 kWh/m²
161-170 kWh/m²	93-94 kWh/m²
171-180 kWh/m²	95-96 kWh/m²
181-190 kWh/m²	97-98 kWh/m²
191-200 kWh/m²	99-100 kWh/m²
201-210 kWh/m²	101-102 kWh/m²
211-220 kWh/m²	103-104 kWh/m²
221-230 kWh/m²	105-106 kWh/m²
231-240 kWh/m²	107-108 kWh/m²
241-250 kWh/m²	109-110 kWh/m²
251-260 kWh/m²	111-112 kWh/m²
261-270 kWh/m²	113-114 kWh/m²
271-280 kWh/m²	115-116 kWh/m²
281-290 kWh/m²	117-118 kWh/m²
291-300 kWh/m²	119-120 kWh/m²
301-310 kWh/m²	121-122 kWh/m²
311-320 kWh/m²	123-124 kWh/m²
321-330 kWh/m²	125-126 kWh/m²
331-340 kWh/m²	127-128 kWh/m²
341-350 kWh/m²	129-130 kWh/m²
351-360 kWh/m²	131-132 kWh/m²
361-370 kWh/m²	133-134 kWh/m²
371-380 kWh/m²	135-136 kWh/m²
381-390 kWh/m²	137-138 kWh/m²
391-400 kWh/m²	139-140 kWh/m²
401-410 kWh/m²	141-142 kWh/m²
411-420 kWh/m²	143-144 kWh/m²
421-430 kWh/m²	145-146 kWh/m²
431-440 kWh/m²	147-148 kWh/m²
441-450 kWh/m²	149-150 kWh/m²
451-460 kWh/m²	151-152 kWh/m²
461-470 kWh/m²	153-154 kWh/m²
471-480 kWh/m²	155-156 kWh/m²
481-490 kWh/m²	157-158 kWh/m²
491-500 kWh/m²	159-160 kWh/m²
501-510 kWh/m²	161-162 kWh/m²
511-520 kWh/m²	163-164 kWh/m²
521-530 kWh/m²	165-166 kWh/m²
531-540 kWh/m²	167-168 kWh/m²
541-550 kWh/m²	169-170 kWh/m²
551-560 kWh/m²	171-172 kWh/m²
561-570 kWh/m²	173-174 kWh/m²
571-580 kWh/m²	175-176 kWh/m²
581-590 kWh/m²	177-178 kWh/m²
591-600 kWh/m²	179-180 kWh/m²
601-610 kWh/m²	181-182 kWh/m²
611-620 kWh/m²	183-184 kWh/m²
621-630 kWh/m²	185-186 kWh/m²
631-640 kWh/m²	187-188 kWh/m²
641-650 kWh/m²	189-190 kWh/m²
651-660 kWh/m²	191-192 kWh/m²
661-670 kWh/m²	193-194 kWh/m²
671-680 kWh/m²	195-196 kWh/m²
681-690 kWh/m²	197-198 kWh/m²
691-700 kWh/m²	199-200 kWh/m²
701-710 kWh/m²	201-202 kWh/m²
711-720 kWh/m²	203-204 kWh/m²
721-730 kWh/m²	205-206 kWh/m²
731-740 kWh/m²	207-208 kWh/m²
741-750 kWh/m²	209-210 kWh/m²
751-760 kWh/m²	211-212 kWh/m²
761-770 kWh/m²	213-214 kWh/m²
771-780 kWh/m²	215-216 kWh/m²
781-790 kWh/m²	217-218 kWh/m²
791-800 kWh/m²	219-220 kWh/m²
801-810 kWh/m²	221-222 kWh/m²
811-820 kWh/m²	223-224 kWh/m²
821-830 kWh/m²	225-226 kWh/m²
831-840 kWh/m²	227-228 kWh/m²
841-850 kWh/m²	229-230 kWh/m²
851-860 kWh/m²	231-232 kWh/m²
861-870 kWh/m²	233-234 kWh/m²
871-880 kWh/m²	235-236 kWh/m²
881-890 kWh/m²	237-238 kWh/m²
891-900 kWh/m²	239-240 kWh/m²
901-910 kWh/m²	241-242 kWh/m²
911-920 kWh/m²	243-244 kWh/m²
921-930 kWh/m²	245-246 kWh/m²
931-940 kWh/m²	247-248 kWh/m²
941-950 kWh/m²	249-250 kWh/m²
951-960 kWh/m²	251-252 kWh/m²
961-970 kWh/m²	253-254 kWh/m²
971-980 kWh/m²	255-256 kWh/m²
981-990 kWh/m²	257-258 kWh/m²
991-1000 kWh/m²	259-260 kWh/m²

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
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 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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