



## Naburn Lane, Deighton, York Asking Price £1,500,000

\*\*\*\* FOR SALE AS A WHOLE \*\*\*\*

A stunning Residential development opportunity comprising a 4,000sq.ft Grade 2 listed farmhouse & period barns with planning consent for the development of 2 substantial detached dwellings.



## Foreword

A stunning residential development opportunity comprising a period farmhouse set within mature gardens and land and complemented by two substantial brick built period barns with detailed planning consent for the creation of two separate dwellings.

The properties are located on the edge of Deighton enjoying a picturesque rural setting yet offering quick and easy access to York and Leeds.

The site is being offered for sale as a whole or in two lots with additional land available by separate negotiation.

## Farmhouse Accommodation

The farmhouse is entered at the front into a reception hall having a period front door and staircase which leads to the first floor accommodation.

Located at the front is a living room having a boarded period fireplace with hardwood surround and exposed beam ceiling.

The lounge is also located at the front having a tiled fireplace with both front reception rooms benefitting from twin double radiators. There is an inner hall with rear staircase which leads through into the breakfast kitchen located at the rear. The kitchen has a range of built in light oak units to two sides with laminated worktops and inset polycarbonate sink unit. There is a matching range of high level storage and display cupboards. The kitchen features a period fireplace with brick surround and quarry tiled hearth. There is a side entrance door and built in cupboard housing the oil fired central heating boiler. The kitchen also features a stone floor and exposed beam ceiling.

There is a rear workshop in addition to a utility room with a further range of high and low level storage cupboards and inset sink unit.

The ground floor accommodation is completed by a bathroom which has a low flush w/c, wash hand basin set in a vanity surround and inset bath.

At the front of the property on the first floor are two substantial double bedrooms with a third double bedroom located at the rear. All the bedrooms benefit from radiators.

Accessed from the second staircase is a further single bedroom and bathroom which is currently in need of replacement.

The loft is a usable space, currently separated into three parts and ripe for conversion and development.

## External

The property is set back from Deighton Lane being accessed via a private drive which opens out at the side of the property providing off street parking and an access that services the developable barns.

Included within the house sale is a substantial front garden and paddock which is essentially laid to grass with screening hedged and tree lined boundaries.

The side garden is also laid to lawn with the gardens between the house and the development site are changeable.

## Planning

By decision number 22/00971/FUL detailed planning consent has been granted for the creation of two detached dwellings with associated parking. The development site comprises two existing brick and tile barns which are also set within surrounding land and gardens which will be landscaped and reworked in order to create two fantastic family dwellings.

A full copy of the architect's plans and drawings are available via the selling agent or through the City of York open access planning portal site.

## Viewings

Viewings are to be arranged strictly via the selling agent and access to the site or property is via appointment only.

## Services

Mains water and electricity are understood to be installed to Deighton Hall. Purchasers should satisfy themselves that connections can also be made to the development site. The site is sold in two lots and all rights to the existing services will be reserved to allow for joint connections.

## Mode of Sale

Offers are invited for the freehold interest subject to contract only.



Naburn Lane, Deighton, York, YO19 6HH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4360 SQ FT / 405.05 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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