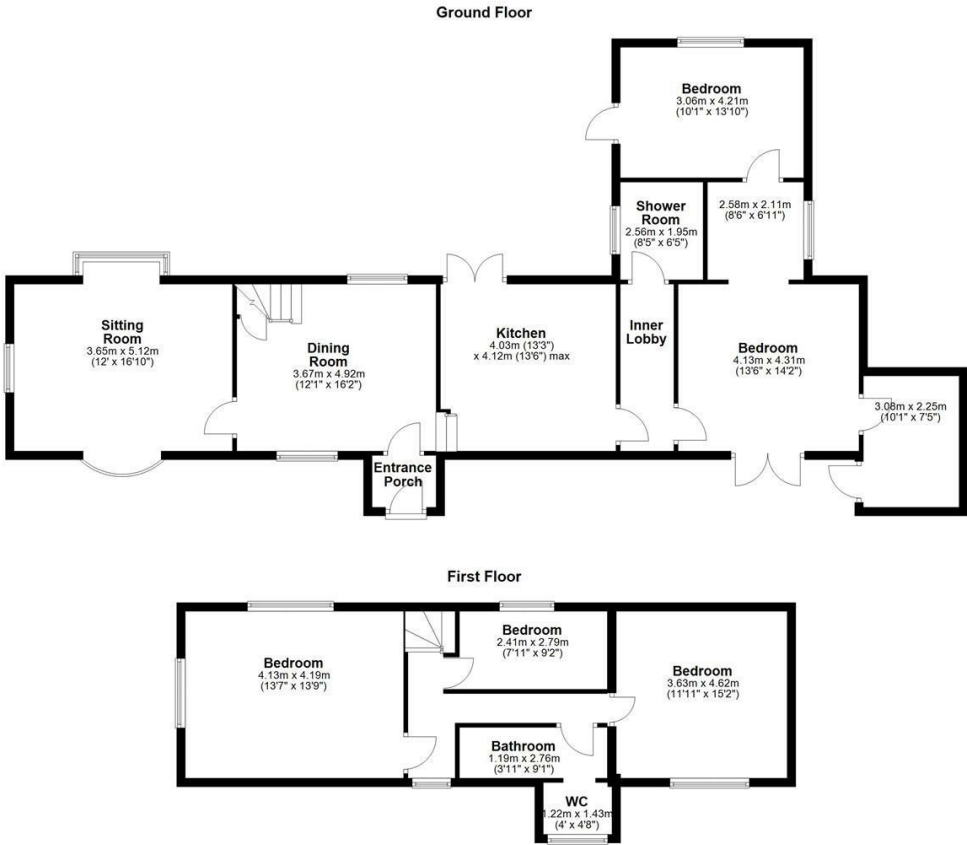


Rossmoor House,
Melbourne, YO42 4SX
For Sale By Informal Tender £250,000



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

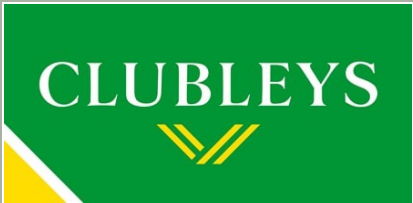
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

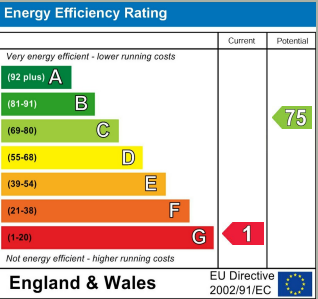
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

For Sale by Informal Tender.
Rossmoor House is a semi-derelict detached property set within 1.28 acres of land. Offering tremendous potential, being ripe for renovation, modernisation or demolition and re-build, subject to obtaining the necessary consents.

The substantial plot presents an exciting opportunity for developers or discerning investors. Whether you're seeking to create a bespoke family home or explore re-development possibilities.

We feel this a rare chance to acquire a sizable plot with scope for transformation.

Guide Price: £250,000

Interested parties are invited to submit their best and final offers by 12 noon Wednesday 21st May 2025.

For further details or to arrange a viewing, please contact us today.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.

rightmove

www.clubleys.com

ZOOPLA

ENTRANCE PORCH**DINING ROOM**

4.66m x 3.69m (15'3" x 12'1")

SITTING ROOM

3.63m x 5.12m (11'10" x 16'9")

FORMER KITCHEN

4.11m x 4.02m (13'5" x 13'2")

BEDROOM

4.16m x 4.33m plus recess (13'7" x 14'2" plus recess)

ROOM

2.13m x 2.59 (6'11" x 8'5")

BEDROOM

4.21m x 3.01m (13'9" x 9'10")

BATHROOM

2.56m x 1.94m (8'4" x 6'4")

LANDING**BEDROOM**

3.64m x 4.63m (11'11" x 15'2")

INNER HALLWAY

0.77m x 2.99m (2'6" x 9'9")

BEDROOM

2.79m x 2.43m (9'1" x 7'11")

BEDROOM

4.12m x 4.20m (13'6" x 13'9")

BATHROOM

1.17m x 2.76m (3'10" x 9'0")

WC

1.14m x 1.48m (3'8" x 4'10")

OUTSIDE

Standing on approximately 1.28 acres.
The gardens are currently overgrown.

ADDITIONAL INFORMATION;**VIEWINGS**

Viewings are strictly by appointment due to the condition of the property old or protection clothing and appropriate footwear should be worn and strictly no children.

Buyers must be in a proceedable position.

METHOD OF SALE

The land is offered for sale by Informal Tender, with a tender deadline of 12 noon on Wednesday 21st May 2025.

All tenders should be submitted to the Agent's Pocklington office in a sealed envelope marked 'Tender - Rossmoor House, Melbourne' before the Tender deadline or as an attachment to an email addressed to l.bray@clubleys.com headed 'Rossmoor House, Melbourne'.

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

Mains water, electricity, and septic tank drainage.
Telephone connection subject to renewal by British Telecom.

BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

For broadband coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

