



Pasture Holme

Newsham Road, Thirsk, North Yorkshire YO7 4DE



RobinJessop

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A Most Desirable Smallholding Set In Gardens & Grounds with Agricultural Building & Grass Paddocks Extending to 4.20 Acres Approx

- Attractive Detached Three Bedroom Bungalow
- Flower & Vegetable Garden with Vinery
- Modern Agricultural Building – Potential Stabling
- Two Grass Paddocks
- In All Extending to 4.20 Acres Approx
- Guide Price: £450,000 - £500,000

SITUATION

Thirsk 2 ½ miles, Northallerton 7 miles, Ripon 9 miles, Sandhutton 2 miles, South Otterington 3 miles (all distances are approximate).

The property is conveniently situated about 2½ miles north west of the popular and thriving market town of Thirsk within easy reach of Northallerton and the Historic City of Ripon.

It stands in a nicely secluded position adjacent to the main East Coast Railway Line and adjacent to the minor road which is known as Newsham Road which runs from the small villages of Newsham and Kirby Wiske to the market town of Thirsk.

It is shown edged red on the attached plan.

DESCRIPTION

This attractive bungalow is situated on the north side of Newsham Road. It is complemented by a single garage, a good

parking area, tidy flower and vegetable garden with vinery, greenhouse, garden shed and a small grass paddock in all extending to 1.1 acres.

Immediately adjacent to and on the south side of Newsham Road is a very useful modern timber storage / agricultural building (9.8m x 5.4m with concrete floor) with potential for stables, complemented by an open fronted shelter 10.5m x 5.4m.

It is set in a grass paddock extending to 3.04 acres approx.

The bungalow is double glazed and has oil fired central heating.

The well laid out accommodation is depicted on the attached floor plan.

GENERAL REMARKS & STIPULATIONS

Viewing

By appointment with Robin Jessop Ltd – 01677 425950.

Please note that when conducting your viewing of the agricultural building and grass paddock on the south side of the minor road, please kindly ensure that the roadside field gate is kept closed as there are sheep grazing in the paddock.

Tenure

The property is freehold and vacant possession will be given upon completion.

Services

Mains Water – to the bungalow and there is also mains water supply to the paddock on the southern side of Newsham Road. The mains water meter is marked WM on the plan.

Mains Electricity.

Foul Drainage – Is to a recently installed sewage system. Please note that RA Dalton Waste Water Specialists have prepared a report which confirms that the sewage system is compliant. The sewage system has recently been cleaned out. A

copy of RA Dalton's report can be provided by email upon request. The approximate position of the sewage system is marked S on the plan.

Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support, covenants and existing and proposed wayleaves for masts, pylons, drainage, water, gas and other pipes whether mentioned in these particulars or not.

Environmental Schemes

The property is not subject to any environmental schemes.

Boundaries

The Vendors will only sell such interest if any as they have in the boundary fences, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them.

Where the boundaries are marked with inward facing T marks, these will be the responsibility of the purchaser(s).

Sporting, Timber & Mineral Rights

The sporting, timber and mineral rights are understood to be included with the sale of this property as far as they are owned.

The Plan

The plan of the property is for identification purposes only.

Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

In making an offer, please kindly confirm whether it is a cash offer or whether it is subject to selling a property and whether you will require a mortgage.

Method of Sale

The property is initially being offered for sale by private treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

Council Tax

Band C.

Money Laundering Regulations

Please note that if you are the successful purchaser(s), it is now a legal requirement for you to provide two forms of ID, this will need to be provided personally in our

offices where we can take copies of both this and proof of funds, which is also required to comply with Money Laundering Regulations.

Local Authority

North Yorkshire Council, County Hall, Northallerton, North Yorkshire DL7 8AD.

Planning

Please note the bungalow is NOT subject to an Agricultural Occupancy Condition.

Useful Addresses

Vendors Solicitors

Messrs Hunt & Wrigley, The Old Post Office, Northallerton, North Yorkshire DL7 8PX – 01609 772502.

Acting Solicitor: Mr Chris Woodall.

Email: chris.woodall@huntandwrigley.co.uk

R.A Dalton Waster Water Specialist

Burtree Ford, Cowshill, Bishop Auckland, Co Durham DL13 1DB – 01388 537030. Email:

info@radalton.co.uk

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



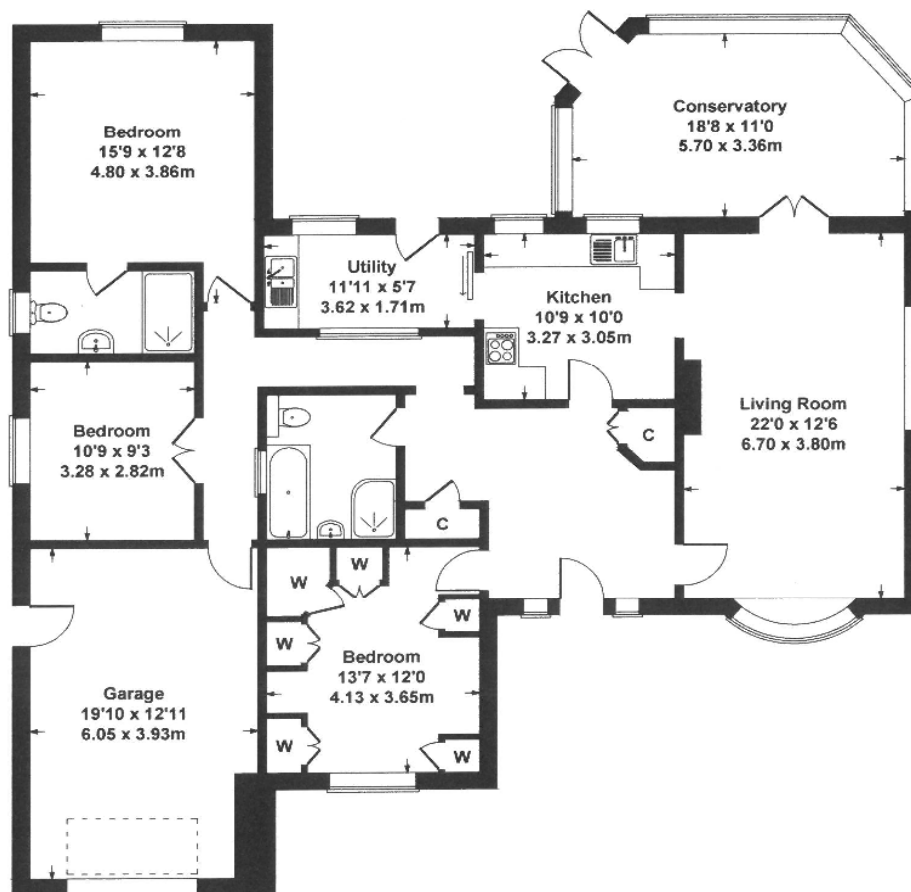
Pasture Holme, YO7 4DE

Approximate gross internal area

House 142 sq m - 1528 sq ft

Garage 24 sq m - 258 sq ft

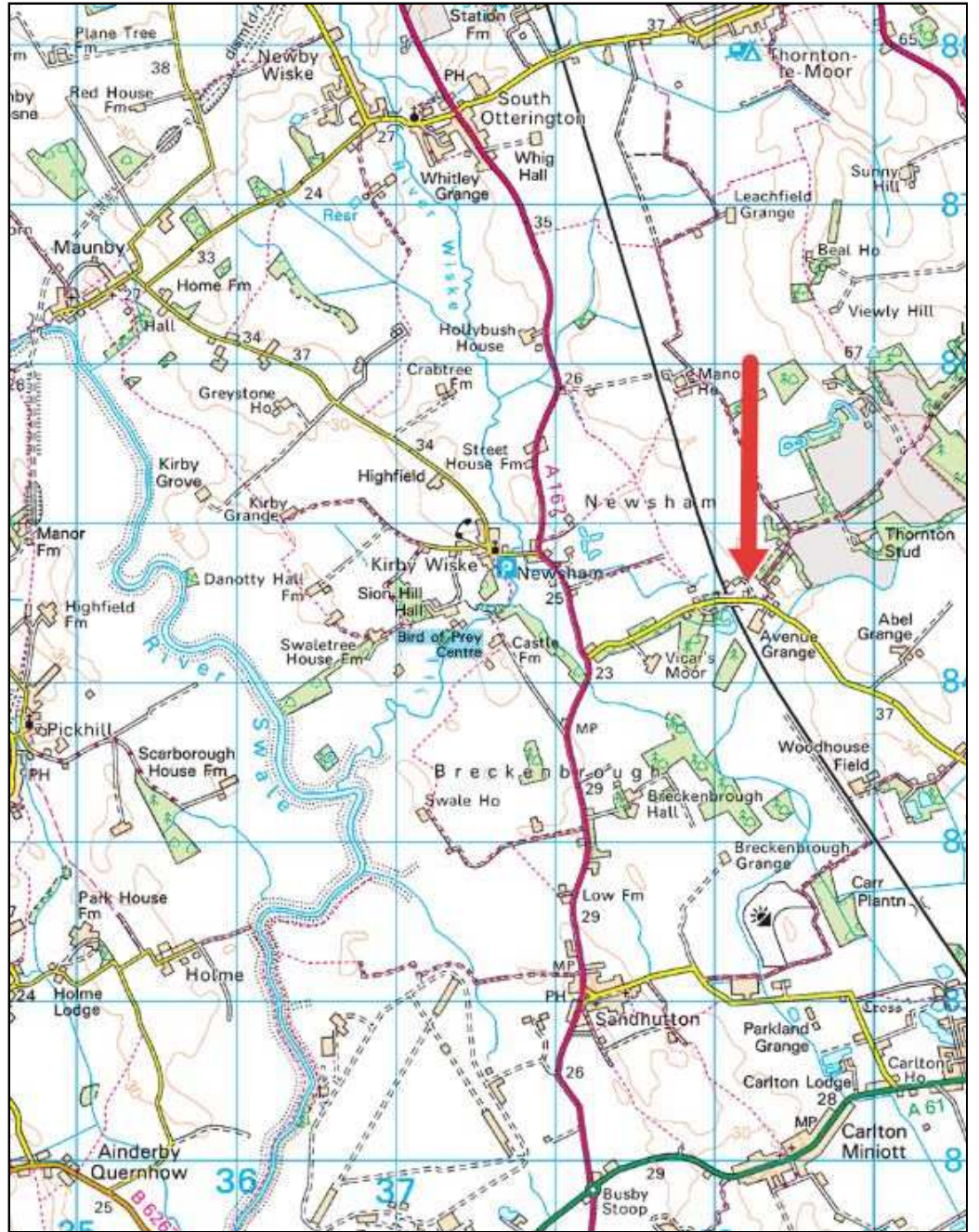
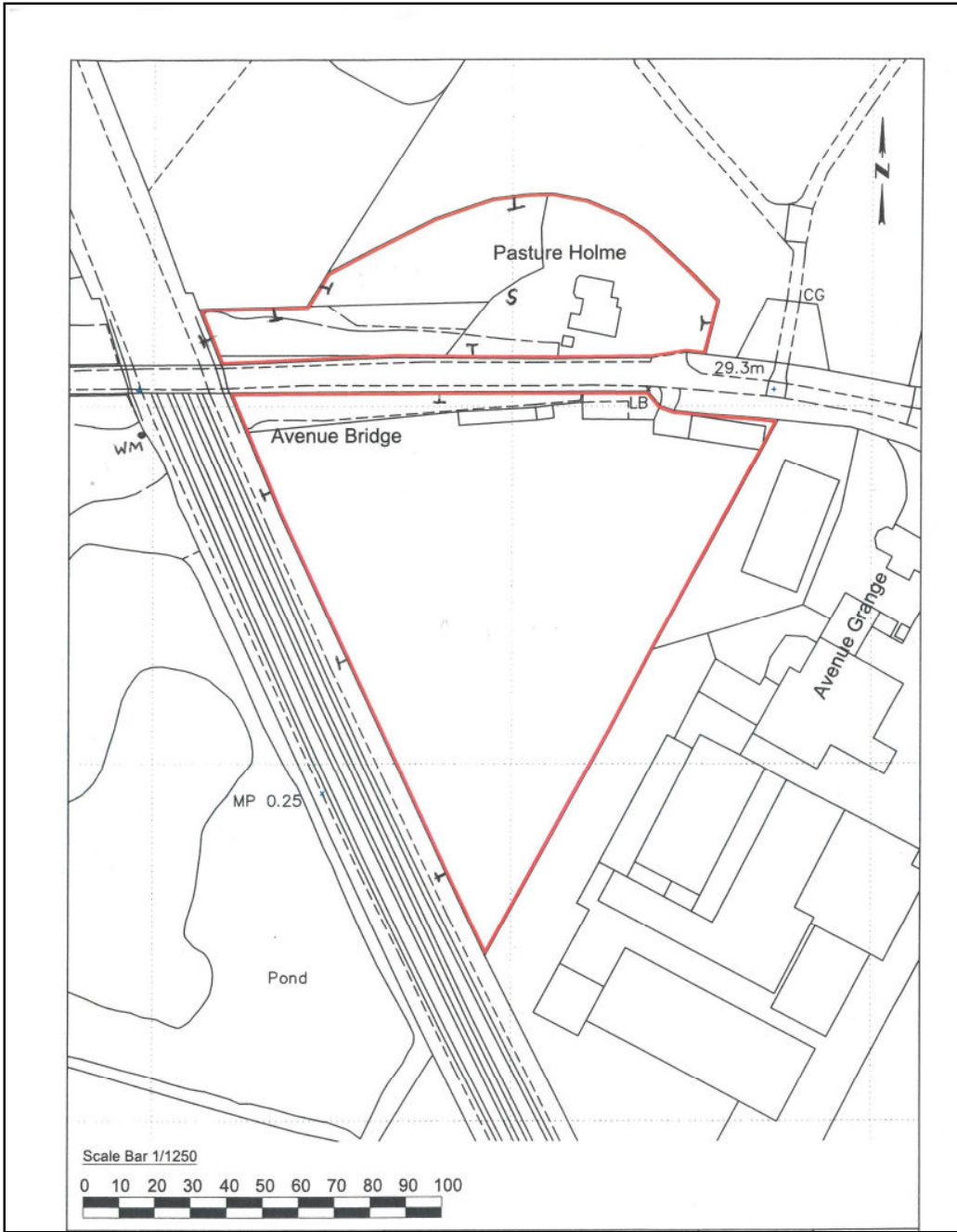
Total 166 sq m - 1786 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





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