



TENURE

Freehold.

COUNCIL TAX

Band C.

SERVICES

We understand mains water, electricity and drainage are connected. Central heating is oil fired.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

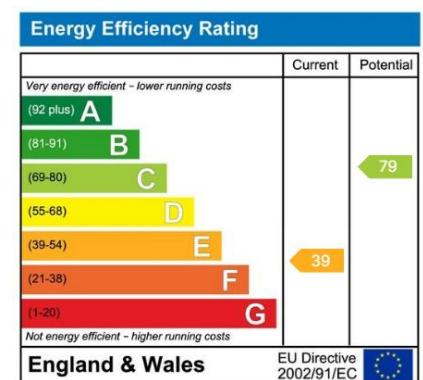
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared September 2025



Wetherby ~ 2 Carr Lane, LS22 5EA

A unique and exciting opportunity to purchase this charming three bedroom semi-detached home on the outskirts of Wetherby with superb development potential; to extend and modernise the current property and to erect three new family homes upon the adjoining paddock. Outline Planning Permission granted.

- Three bedroom semi detached character property
- Generous sized south facing garden
- Excellent potential to modernise and extend the current building
- Quiet location at the end of private lane
- Exciting Development Potential
- Outline Planning Permission granted to build three new dwellings in the adjoining paddock Ref: 24/06055/OT

£499,995 OFFERS OVER



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

Property Description

The existing brick built 1930s character building is of generous proportions, with south facing garden and complete with outbuildings. Now providing scope and opportunity to undertake a program of refurbishment and modernisation, the accommodation benefiting from oil fired central heating comprises:-

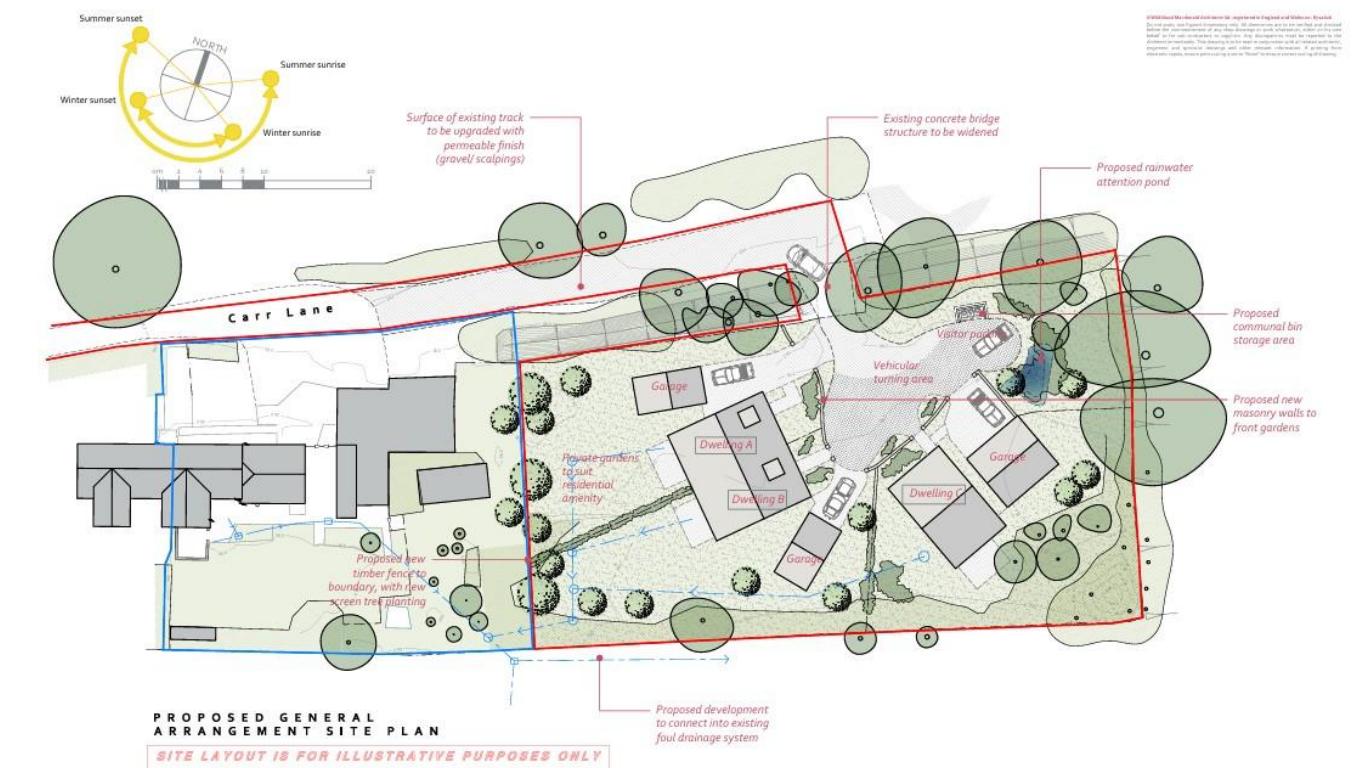
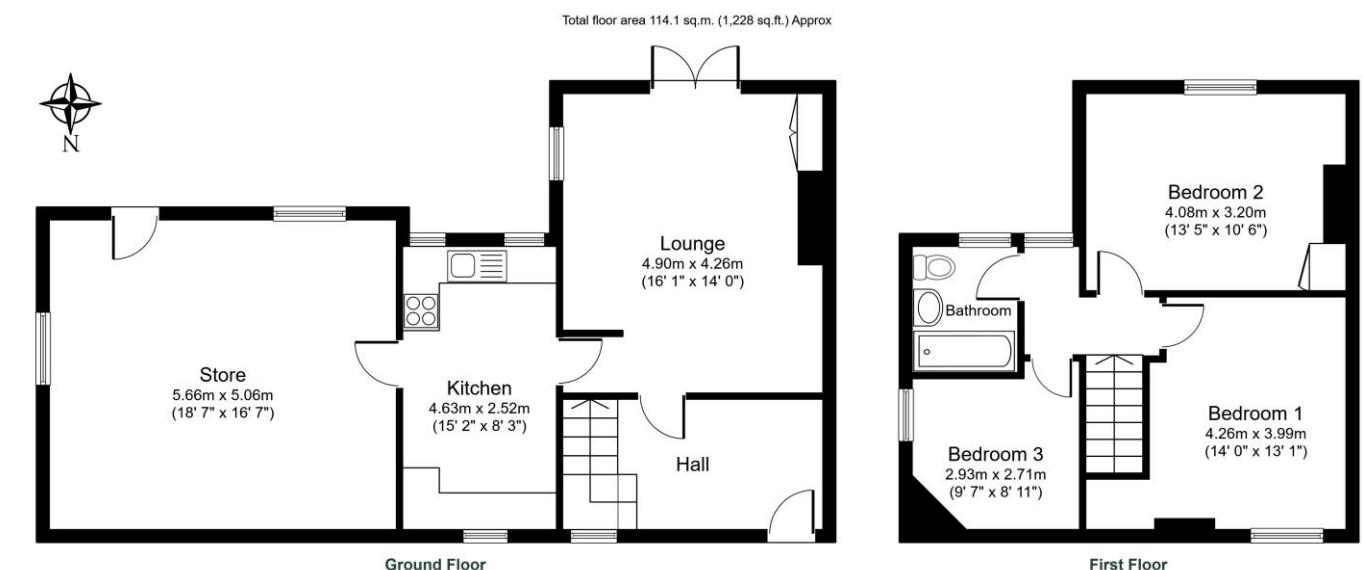
To the ground floor; a large entrance hallway with storage cupboard underneath. Generous sized living room with French style patio doors opening onto rear garden. Feature fireplace with multi fuel stove inset. Fitted kitchen leading through to a generous sized utility space with vaulted ceiling providing excellent potential to refurbish and develop.

To the first floor; bedrooms one and two provide good size double rooms to the front and rear. A third single bedroom is currently used as a home office. The house bathroom comprises a coloured three-piece suite of low flush wc, pedestal wash basin and panel bath with shower above.

To the outside; the property enjoys a generous size garden plot to front side and rear, complete with outbuildings and potential vegetable patch. The south facing rear garden is set largely to lawn, boasting an array of established flower beds, bushes and trees.

Off road parking is available for multiple vehicles to the front.

The private lane of Carr Lane continues beyond the property and provides access the building plot. A timber access gate opens onto a large paddock field with outline planning permission granted to build three beautiful properties Ref:24/06055/OT. Total plot size is approximately 0.75 acres.



The Granary, Hanwood Yard
Hanwood, Louth, LS17 9LH
01772 222 6245
www.wilts.land.maccmail.demon.co.uk

Client	Ref. Description	Ref. Date
Mr & Mrs Woodrow	Proposed GA site plan	Scd by 1st 1/10/2014
Project	Alt No. Proj No.	Revised
Development at 2 Carr Lane Wetherby	2860 (PL)20	D
Date Entered	Month	Entered by
Oct 14	Planning	MB MB

