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Brecks Lane, Huntington, York

By Auction £500,000



*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £500,000 * BIDDING CLOSES 28 JULY 3PM * FEES APPLY * REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

Set on a generous plot, this is a rare opportunity to acquire a substantial site in the highly sought-after suburb of Huntington, just north of York. The property includes an existing five-bedroom detached home in need of full renovation, together with extensive outbuildings, land and the benefit of full planning permission for further development.

The main house offers spacious accommodation across two floors, beginning with a central entrance hall leading to a series of reception rooms, including a sitting room, dining room and garden room, alongside a kitchen, utility area, WC and wet room. Upstairs, there are five well-proportioned bedrooms and two bathrooms, making the layout well suited to family living or a comprehensive refurbishment project. The home enjoys its own driveway access and a large private garden, providing both privacy and scope for enhancement.

Extending to approximately 0.8 acres, the wider plot includes a substantial workshop of around 3,000 sq ft, two stables and additional outbuildings, offering a variety of potential uses. The site also benefits from full planning consent for two detached executive homes, each designed to provide around 2,400 sq ft of accommodation with generous gardens. This creates an exceptional opportunity for developers or buyers looking to create bespoke homes in a prime York location, with further scope to reconfigure or enhance the site subject to planning.

Brecks Lane is a quiet private road within Huntington, an area renowned for its excellent schools, strong community feel and convenient access to York city centre and local amenities. Its combination of space, privacy and connectivity makes this a particularly attractive setting for both family homes and premium new-build development.

Planning information and further details are available on request.



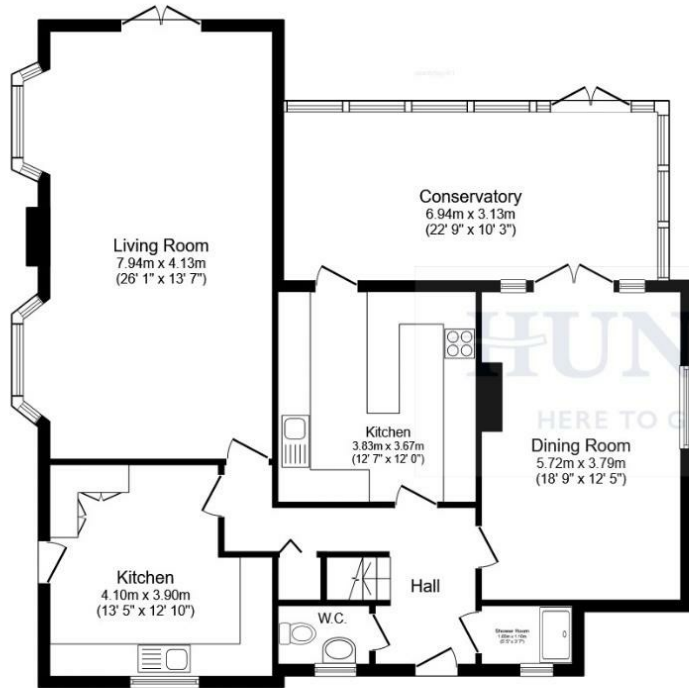
KEY FEATURES

- Rare Development & Refurbishment Opportunity
- Existing Five-Bedroom Detached Property
- Full Planning Permission for Two Executive Detached Homes
 - Located on a Private Road
- Close to Well-Regarded Schools and Local Amenities
 - Approx. 0.8 Acre Site in Total
 - Council Tax: Band F

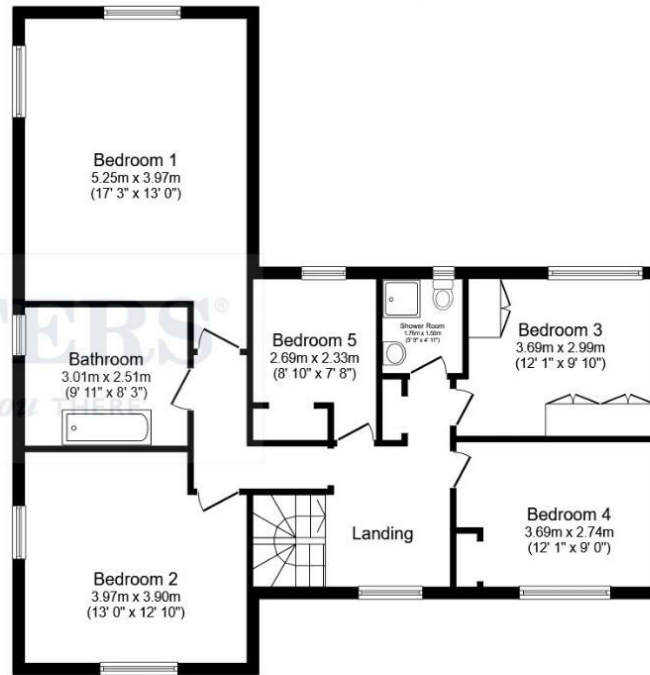








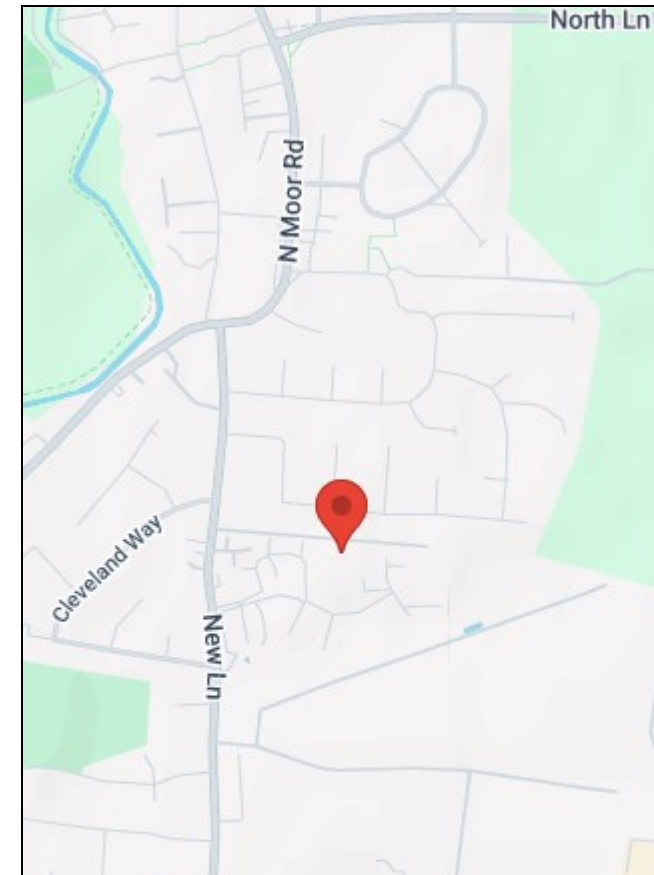
Ground Floor



First Floor

Total floor area 217.6 m² (2,342 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		59
		30
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
york@hunters.com | www.hunters.com



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