



Station Road, Thirsk

- Development Opportunity for Five Dwellings
- Additional consent for two semi detached dwellings
- Viewing strictly through the Agents
- Planning to convert existing property into three dwellings
- Planning reference ZB23/02102/FUL

Tenure: Freehold

Guide Price £545,000

HUNTERS[®]
HERE TO GET *you* THERE

Station Road, Thirsk

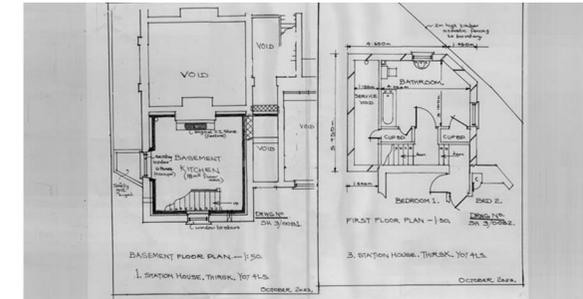
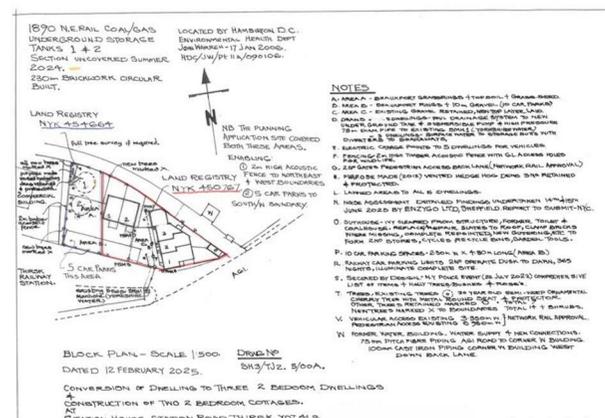
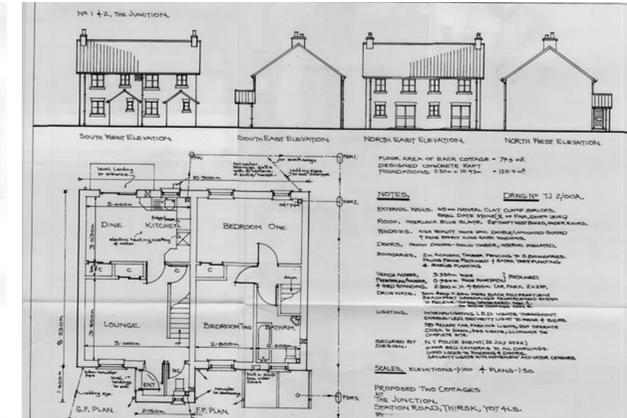
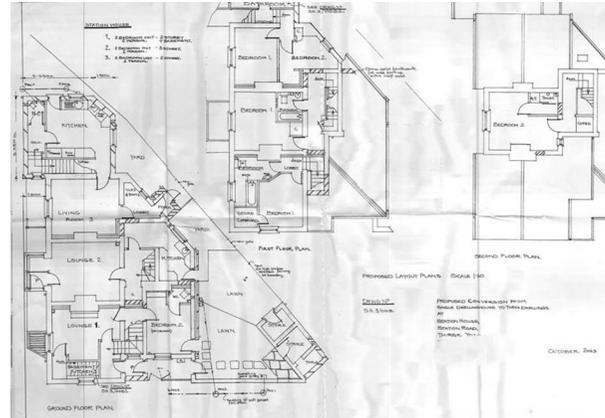
DESCRIPTION

A unique opportunity to convert this historic home into three units, with full planning for two further new build units within the site. Constructed in 1854 by North Eastern Railway, Station House is a prominent landmark within the town. This distinctive and attractive building is now offered with full planning to convert into three dwellings. The planning also includes the construction of two semi-detached homes offering kitchen, living room, two bedrooms and bathroom.

Full plans are available online using the reference ZB23/02102/FUL on <https://planning.hambleton.gov.uk/online-applications/> All viewings and site visits must be arranged through our Thirsk office.

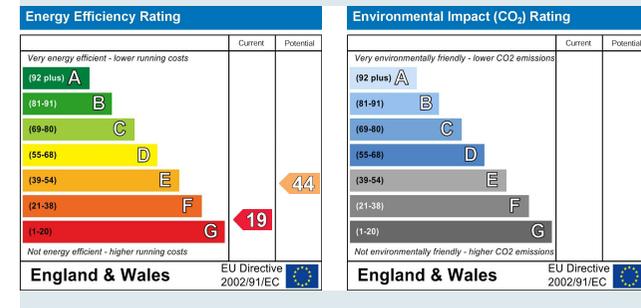
The Vendors have instructed Castledine Environmental Ltd, Loughborough, to take and analyse soil samples (as per condition 5 of the planning decision). Their findings and report are available to view through the agent.

NB Variations of planning conditions and Planning Inspectorate appeal decision are also available to view through the Agent.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

48a Market Place, Thirsk, YO7 1LH

Tel: 01845 440044 Email:

thirsk@hunters.com <https://www.hunters.com>

