



YORK | SELBY | GOOLE | LEEDS

# RIVER HOUSE

NEWLAND, SELBY  
YO8 8PS



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# RIVER HOUSE NEWLAND, SELBY YO8 8PS



This Property is Being sold by Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,595 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Team.

- Being Sold by Secure Sale
- No Chain
- Large Lounge
- Full Renovation Required, Ideal for Self Build or Speculators - Developers
- Rural Village Location
- Lots of Outbuildings Suitable for Various Uses
- Off-road Driveway Parking







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan

# Full Description

River House – A Rare Opportunity to Create Something Truly Special

If you've been searching for a project with genuine potential, River House could be the one.

This is not simply a house in need of updating. It is a blank canvas.

The existing accommodation provides the foundations for a characterful country home, while the extensive range of brick and timber outbuildings open up exciting possibilities - subject to the necessary planning permissions and consents.

The Potential of the property could be: The adjoining barns and outbuildings could lend themselves to a variety of future uses - Incorporating additional living space into the main dwelling, creating a stunning open-plan kitchen living area within the brick barns, forming a private courtyard garden enclosed by the existing buildings, developing workshops, studio space or garaging, multi-generational living potential, home office or lifestyle business opportunity

The original house itself offers three bedrooms and could be remodelled to create a beautiful country home with character features brought back to life.

The range of outbuildings is what truly sets River House apart. From traditional brick barns to covered storage and yard space, the versatility here is considerable.

Whether you're looking for storage for vehicles, hobby space, workshop areas or a full residential reconfiguration (subject to planning), the opportunity is here.

## PUBLIC TRANSPORT



NUMBER 8 (Drax)



Goole 5.2 km

Rawcliffe 2.9 km

Howden 8.2 km (Direct Link to London)

## SCHOOLS



Rawcliffe Primary School 2.1 km

Barmby-on-the-Marsh Primary School 3.8 km

Airmyn Park Primary School 3.5 km

Goole Academy (Secondary) 4.5 km

The Snaith School (Secondary) 6.2 km

## MAJOR ROADS



M18 J7 (10 miles)

M62 J36 (6.4 miles)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **D**  
EPC: **G**

LOCAL AUTHORITY:  
**East Riding Of Yorkshire**



COULD THIS BE  
THE ONE?



JUST SCAN THE QR  
CODE TO MAKE  
AN OFFER.

# #Imoved **With** Simon

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