



An exciting residential development opportunity to renovate a 2 bedroom cottage in 0.15 of an acre and create a single building plot for a new dwelling to the side which would be subject to obtaining the necessary planning approval. It should be noted that a Planning Pre-Application has already received a positive response from North Yorkshire Council for a building plot.

Tenure: Freehold  
 Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 76 Mbps\* download speed  
 EPC Rating: G - 8  
 Council Tax: B - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



Set within a generous plot extending to approximately 0.15 acres, the property presents an increasingly rare opportunity to acquire a character cottage with significant scope for enhancement and the potential to create a single building plot within the larger than average side garden, subject to the necessary planning consent.

Importantly, a Planning Pre-Application submitted to North Yorkshire Council in November 2025, proposing a new 2 story 3 bedroom dwelling of approx. 88 sq m (947 sq ft), concluded that "On the basis of the information to hand, the proposed development for a single dwelling as currently presented is supported in principle subject to detailed design and highways matters." Copies of the Pre-Application submission and official response are available upon request.

BEST & FINAL OFFERS TO BE RECEIVED IN WRITING BY NO LATER THAN 12:00 NOON ON FRIDAY 26TH JUNE

Although benefiting from double glazing throughout, the cottage now requires updating and general modernisation throughout offering purchasers the opportunity to create a bespoke village home.

The existing accommodation extends to around 658 sq ft (61.1 sq m) and briefly comprises a cosy sitting room overlooking the front garden with tiled open fireplace, wall light points and an independently controlled electric panel heater. The kitchen enjoys views over the rear garden and features a second tiled open fireplace, staircase to the first floor, a stainless steel sink unit, larder and storage cupboards and a further electric panel heater.

A rear lobby provides access to the garden and incorporates a wash basin with storage beneath together with access into the ground floor bathroom which features a toilet, wall mounted electric fan heater and an enamelled cast iron bathtub with an electric shower over.

To the first floor are 2 bedrooms including a principal bedroom overlooking the front garden with a boarded fireplace and an electric panel heater, whilst the 2nd bedroom enjoys rear garden views and offers built-in storage.

Externally, double gates from Main Street open onto the lawned front garden offering the potential to create practical off-road parking. The substantial side garden is also laid to lawn and provides the scope to either extend the existing cottage or create a single residential building plot, both of which would be subject to the necessary planning approval.

To the rear lies a further area of lawned garden together with a substantial 365 sq ft (34 sq m) rustic brick-built outbuilding which is currently arranged as a garage, workshop and garden store.

PLEASE NOTE - Our client is seeking a swift sale and all BEST & FINAL offers are to be submitted in writing, outlining your financial position, confirmation that your bid is not subject to the sale of a property and how soon you would aim to complete the purchase, by no later than 12 Noon Friday 26th June.

AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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Main Street, Huby, York, YO61 1HQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 681 SQ FT / 63.26 SQ M - (Excluding Outbuilding)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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