



## Ulleskelf ~ West End Farm, West End LS24 9DL

A substantial stone built farmhouse and outbuildings in need of modernisation with outline planning permission for conversion of the existing dwelling and barn to three units plus an additional new-build pair of semi-detached four bedroom houses and a detached five bedroom house making 6 units in total, all within the grounds of approximately 0.5 of an acre

- A prime development site close to the centre of this popular village
- A substantial farmhouse for renovation or conversion
- Outline planning consent for an additional pair of semi-detached houses and five bedroom detached
- A full set of drawings and plans are available from the selling agents on request

**£695,000** PRICE REGION FOR THE FREEHOLD



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## ULLESKELF

The village of Ulleskelf lies south of the River Wharfe between Ryther and Kirby Wharfe, some 4 miles from Tadcaster and 5 miles from Sherburn in Elmet. Served by a Post Office, Garage and a Public House. In addition there is a Methodist Church, Anglican Church and childrens playground. For the commuter there is access to the A64 trunk road at Tadcaster linking the A1 and Motorway networks. Situated on the York/Leeds line there is also a rail connection on the edge of the village, which is within the catchment area for Tadcaster Grammar School.

### DIRECTIONS

From Tadcaster proceeding along the A162 towards Sherburn in Elmet turn left just before Towton down the B1223 towards Ulleskelf. Passing the football ground on your right hand side and before the railway bridge turn left into West End Approach following the road round into West End where the site is situated on the left hand side.

### THE PROPERTY

West End Farm is being offered on the open market for the first in over 50 years having been in the same family throughout this time. The site offers an exciting opportunity for the restoration or conversion of the existing farmhouse, together with barn and outbuildings and restore the gardens to their former glory.

The farmhouse is now in need of full modernisation, however, retains many character features that can be incorporated within any redevelopment scheme.

### PLANNING PERMISSION

Planning permission application number 2019/0320/OUT has been granted for "the renovation and sub-division of existing dwelling to form two cottages, conversion and alteration of outbuilding and outline consent (access and siting to be agreed and all others matters reserved) for the construction of a detached dwelling and a pair of semi-detached dwellings".

A full set of drawings and plans are available from the selling agent on request.

The existing farmhouse in present condition comprises :-

## GROUND FLOOR

### LIVING ROOM

14'1" x 12' (4.29m x 3.66m)

Having entrance doors, secondary glazed window, stone fireplace, cupboard to recess.

### SITTING ROOM

12'2" x 12' (3.71m x 3.66m)

Secondary glazed window to front.

### FRONT ROOM

15' x 13'4" (4.57m x 4.06m)

Having three windows to front, exposed stone walls and beamed ceiling, quarry tiled floor, staircase one to first floor.

### KITCHEN ONE

15' x 13'5" (4.57m x 4.09m)

Being the original kitchen with base cupboards, worktop and sink, quarry tiled floor, beamed ceiling, brick chimney breast and period style fire grate, window to front and UPVC double glazed window to rear.

### BACK ROOM

15' x 8'4" (4.57m x 2.54m) Quarry tiled floor, window to rear.

### REAR PORCH

### KITCHEN TWO

19'7" x 6'6" (5.97m x 1.98m)

Having wall and base cupboards, worktops, stainless steel sink unit, window to rear, replacement UPVC entrance door, staircase two to first floor.

### UTILITY ROOM

8'6" x 6'5" (2.59m x 1.96m)

Window to rear, door leading to :-

### STORE ROOM

18'3" x 7'10" (5.56m x 2.39m)

Window to front, door to rear.

## FIRST FLOOR

Approached by two separate staircases, the first floor accommodation includes :-

### BEDROOM ONE

12'2" x 11'11" (3.71m x 3.63m)

Secondary glazed window to front, period fireplace.

### BEDROOM TWO

14'10" x 12' (4.52m x 3.66m)

Secondary glazed window to front.

### BEDROOM THREE

8'6" x 6'4" (2.59m x 1.93m)

With secondary glazed window to rear, loft access.

### BEDROOM FOUR

15' x 8'4" (4.57m x 2.54m)

Door leading to :-

### BEDROOM FIVE

15'2" x 13'4" (4.62m x 4.06m)

Exposed stone wall and beams, two windows to front, staircase down to ground floor.



### BEDROOM SIX

15'x13'5" (4.57m x 4.09m)

Windows to front and rear, exposed ceiling beam.

### FORMER BATHROOM

10'10"x6'6" (3.3m x 1.98m)

All fittings removed, window to rear.

### TO THE OUTSIDE

A range of outbuildings some of which are in disrepair.

### STORE ROOM WITH W.C.

12'x11'1" (3.66m x 3.38m)

### TWO FURTHER OUTBUILDINGS

Including :-

#### OUTBUILDING ONE

27'x15'1" (8.23m x 4.6m)

With connecting door to :-

#### OUTBUILDING TWO

19'x15' (5.79m x 4.57m)

The total site extends to approximately 0.5 acres. The mature private grounds are now somewhat overgrown.

In relation to the plan included within the sale particulars the plots are as follows (measurements approximate).

#### COTTAGE ONE

934 sq. ft 2 beds (86.84 sq m)

#### COTTAGE TWO

919 sq.ft 3 beds (85.41 sq m)

#### BARN

934 sq.ft 2 beds (86.8 sq m)

#### 4 BED HOUSE (SEMI)

1262 sq.ft 4 beds (excluding garage) (117.3 sq m)

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1262 sq.ft 4 beds (excluding garage) (117.3 sq m)

#### 5 BED HOUSE

1644 sq.ft 5 beds (excluding garage) (152.8 sq m)

### LOCAL PLANNING AUTHORITY

Selby District Council, Civic Centre, Doncaster Road, Selby,  
YO8 9FT Tel 01757 705101 [www.selby.gov.uk](http://www.selby.gov.uk)

### PLANNING CONSULTANT

Henszel Design Architects, 27 B Westgate, Tadcaster. North  
Yorkshire. Ref : Jonathan Craig 07703116152 email mail  
[hello@henszeldesign.com](mailto:hello@henszeldesign.com)

### 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 August 2021

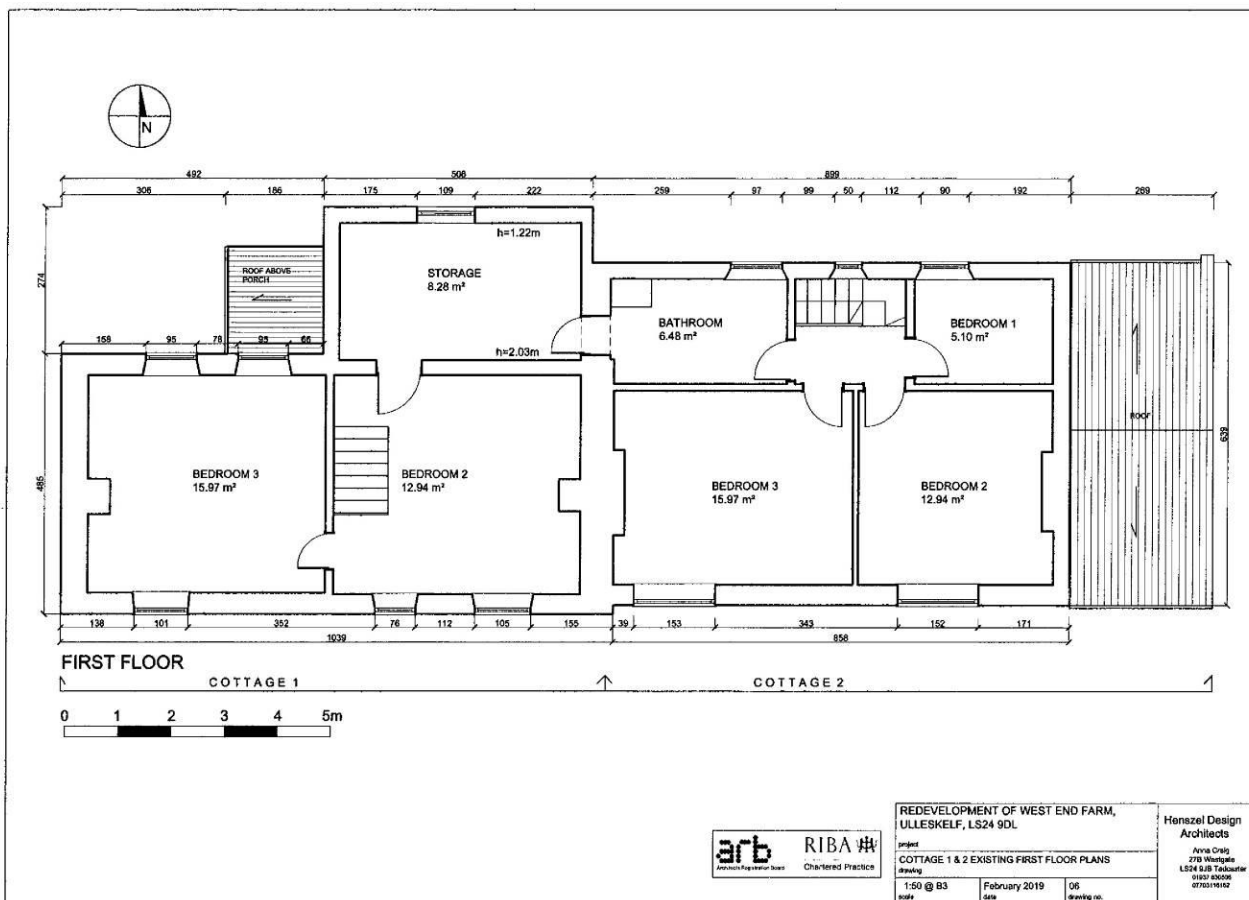
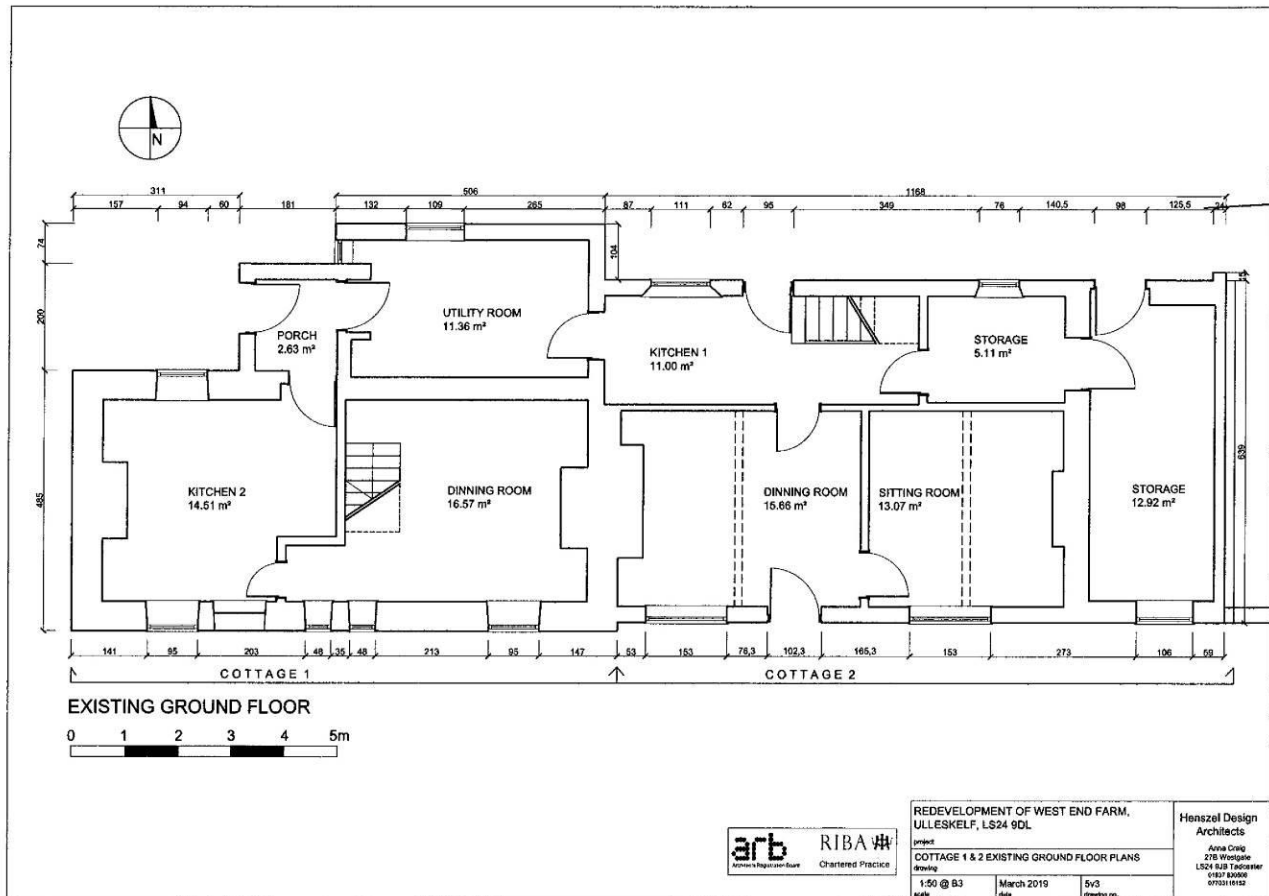
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69-80	C		77   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

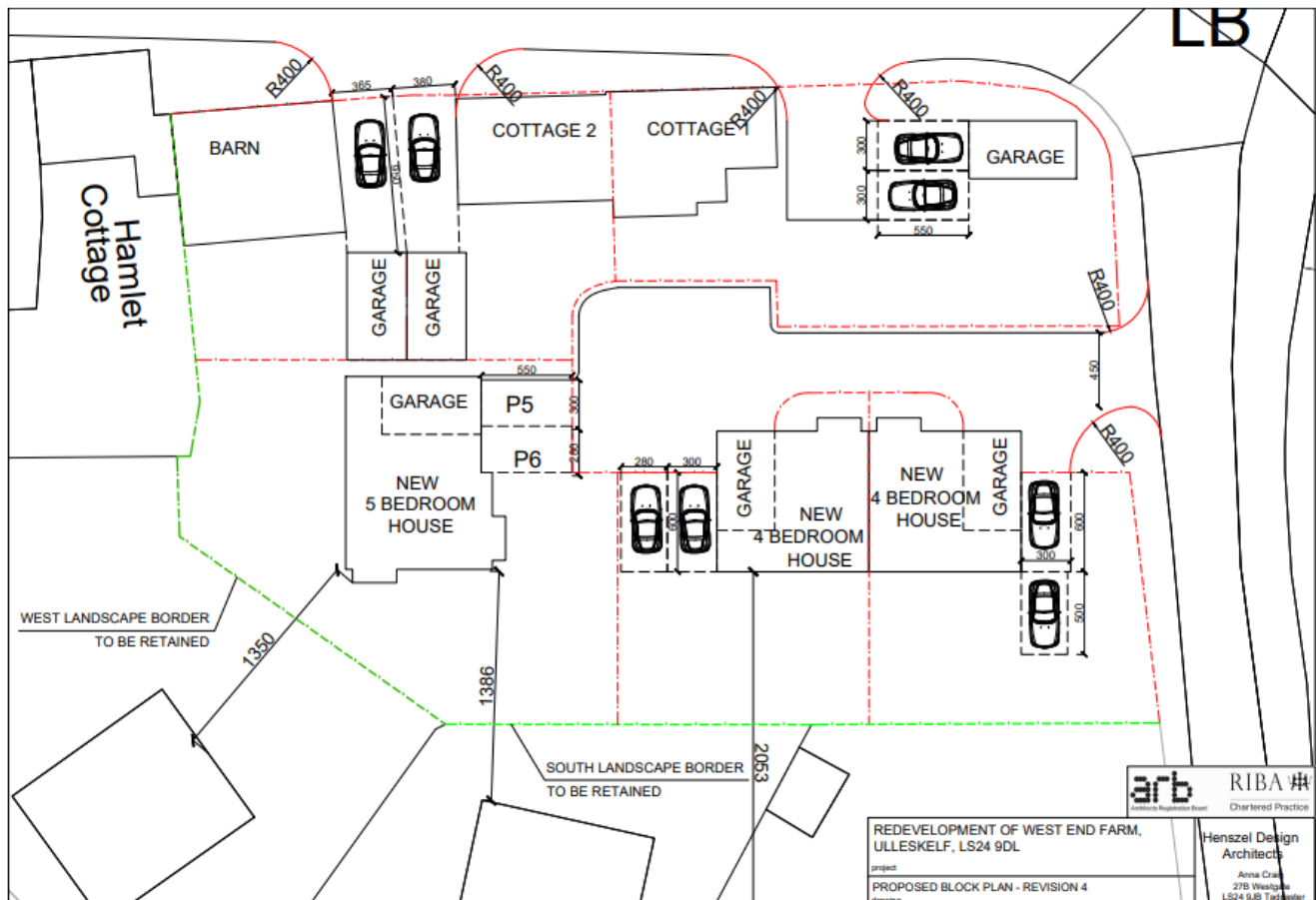
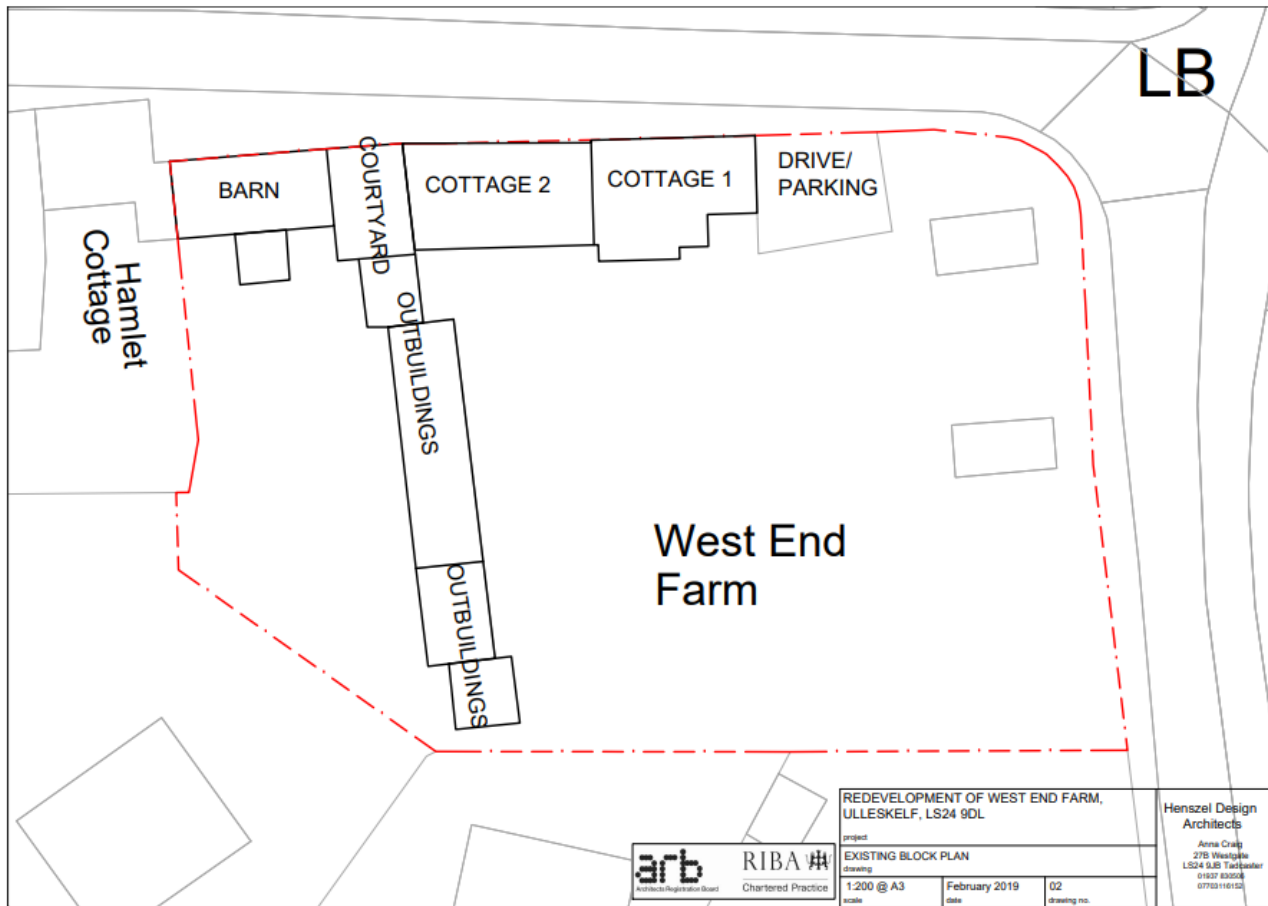
















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