



SHIRES COTTAGE

MAIN STREET | WIGHILL | TADCASTER

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GUIDE PRICE £ 335,000

Ainsty Farm development offers an exciting and unique opportunity for both self-builders and developers alike. Being made up of a substantial period house believed to date back to late 18th century, now in need of renovation as well as an extensive range of traditional and modern farm buildings all with planning permission.

Situation

Located on the edge of this much sought after semi-rural village which is conveniently situated a short distance from both Boston Spa and Tadcaster. These towns include sporting facilities, supermarket, cafes, bars and independent shops catering for all daily needs. The property also lies within the catchment area of the renowned Tadcaster Grammar School. The bustling market town of Wetherby is similarly close by and the village has ease of access to York, Leeds, the A64 and the region's excellent motorway network.

Plot 2 - Shires Cottage

Former stables with original timber beams and built in the traditional red brick and roofed with corrugated sheeting. The building has planning consent (Planning application – 22/01609/FUL) to create a 4 bedroom property with detached double garage, with the accommodation extending to 2,271 sq ft (211 m²). The proposed living space consists of an open plan dining living kitchen, utility room, living room, study, 4 double bedrooms (1 with ensuite) and a house bathroom. The exterior space will provide ample room for a garden, outdoor seating areas as well as a double





Proposed South Elevation
1:100



Proposed East Elevation
1:100



Proposed North Elevation
1:100



Proposed West Elevation
1:100



garage. The property is to be accessed by a newly formed western access which serves Hartley Fold, Shires Cottage and Ainsty Farm House.

Additional Information

Tenure – Freehold with vacant possession on completion.

Additional Land - Additional land available by separate negotiation.

Services

It will be the responsibility of the purchaser to install separate service connections and meters. Purchasers are advised to make their own enquiries to satisfy themselves about their availability and adequacy. The purchasers will be required to work with the sellers and adjoining owners to facilitate the provision of services/driveway, and maintenance after construction.

Planning Consent

Planning application – 22/01069/FUL

Health and Safety

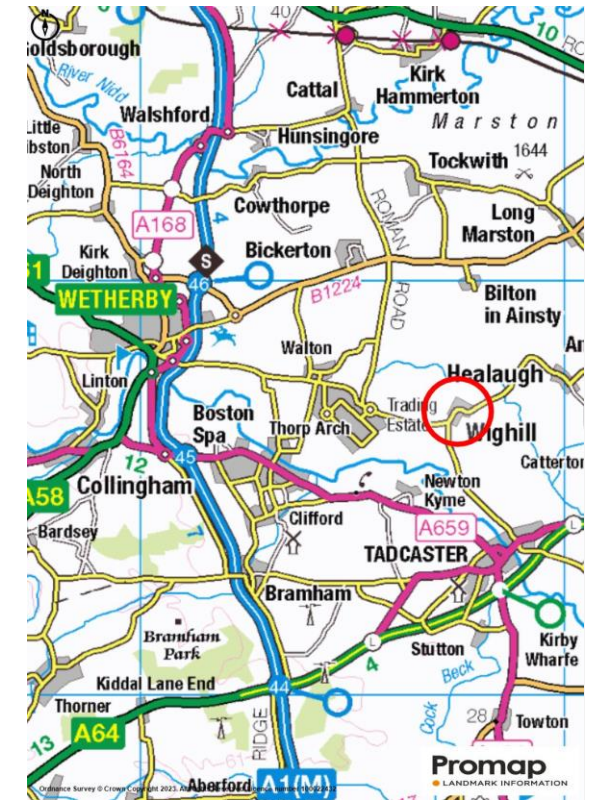
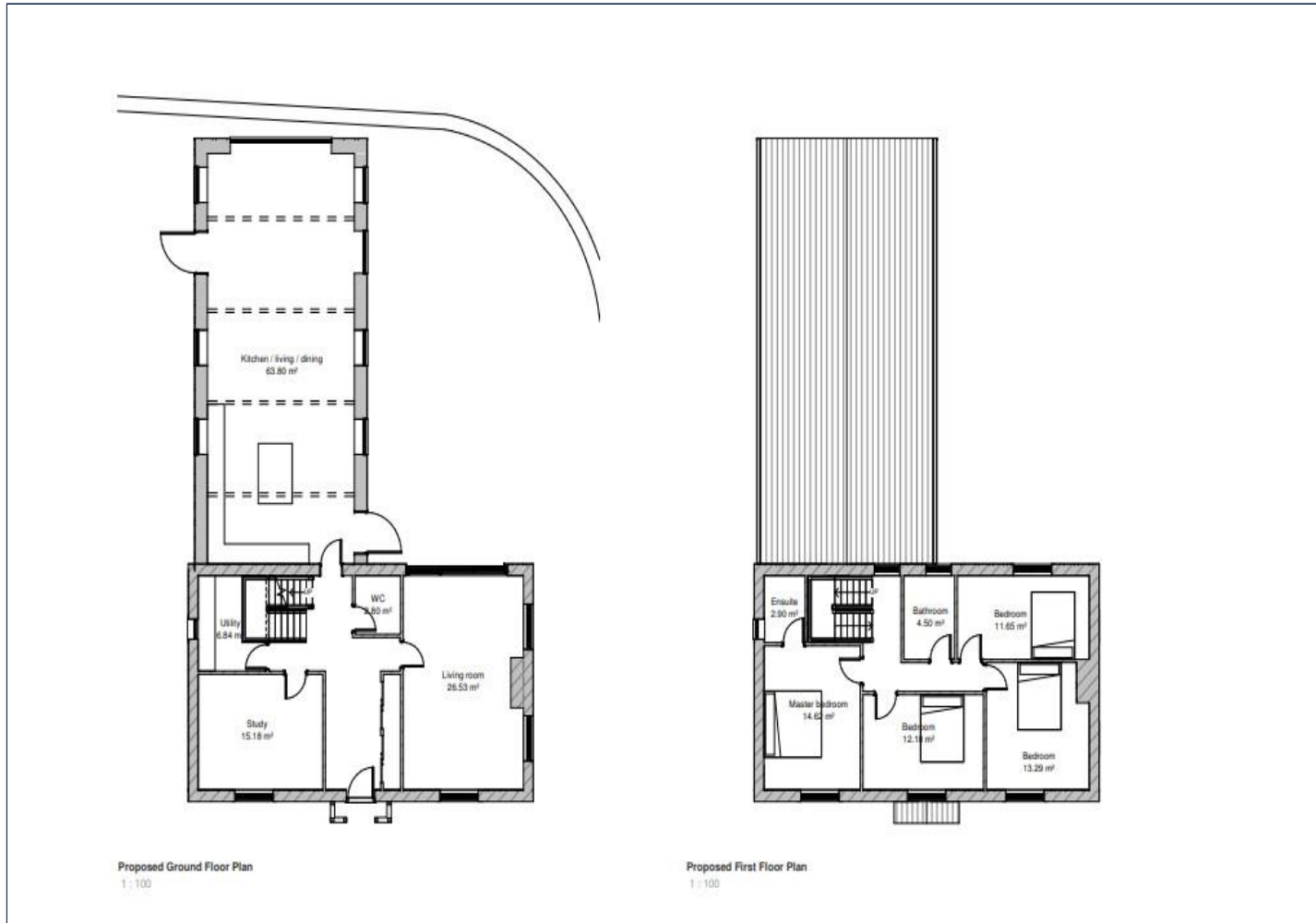
All viewers must take extreme care when viewing and do so at their risk.

Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way public and private which may affect the property.

Viewing – Strictly through the selling agents. Lister Haigh, Knaresborough 01423 860322.

Directions – From the centre of Tadcaster, head north-west on High St/A659 going over the River Wharfe. Take the left turn onto Wighill Lane, continue for just over 2 miles, passing All Saints Church on the right-hand side. Continue through the village and follow the road around a right bend where Church Lane becomes Main Street. The property can be found on the left-hand side, identified by a Lister Haigh Sale Board.



Lister Haigh, 106 High Street, Knaresborough, North Yorkshire, HG5 0HN

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