



HARTLEY FOLD

MAIN STREET | WIGHILL | TADCASTER

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GUIDE PRICE £625,000

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 3 – Hartley Fold

A former agricultural building constructed of a steel portal frame clad and roofed with corrugated sheeting. The building has Class Q planning consent (Planning application – 23/00565/PBR) to create a substantial 4-bedroom dwelling with parking, garden and paddock extending to approx 1 acre (0.4 ha). The proposed living accommodation is to be arranged over 2 floors with an open plan kitchen, dining and living space, pantry, utility room, home office, cloak room, lift, 4 ensuite bedrooms and a house bathroom. The accommodation extends to 5,005 sq ft (465 m²).



The paddock is situated to the rear of the property, where there are also superb open countryside views. 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.

Planning - Planning application – 23/00565/PBR

Additional land - Additional land is available by separate negotiation.

Services - Purchasers are advised to make their own enquiries as necessary 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.

Health and Safety

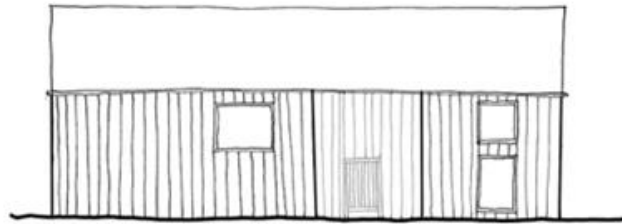
All viewers must take extreme care when viewing and do so at their risk.

Wayleaves, Easements and Rights of Way

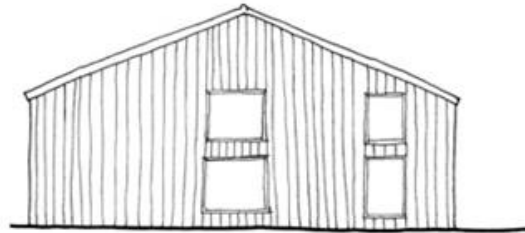
The property is sold subject to all Rights of Way public and private which may affect the property.

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

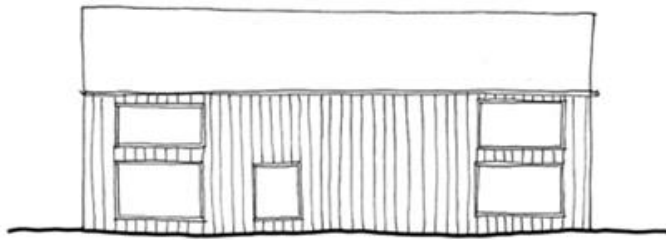
Directions – From the centre of Tadcaster, head north-west on High St/A659 going over the River Wharfe. Take the left turn onto Wighill Lane, continue for just over 2 miles, passing All Saints Church on the right-hand side. Continue through the village and follow the road around a right bend where Church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



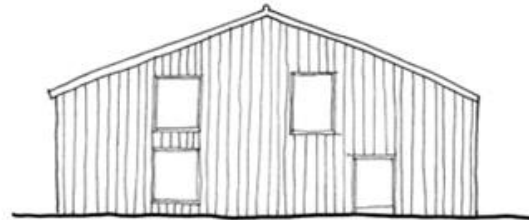
South Elevation



East Elevation



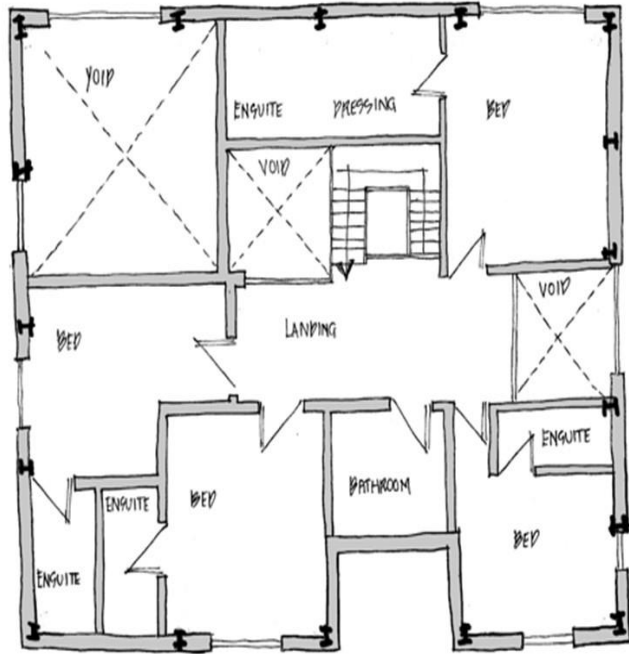
North Elevation



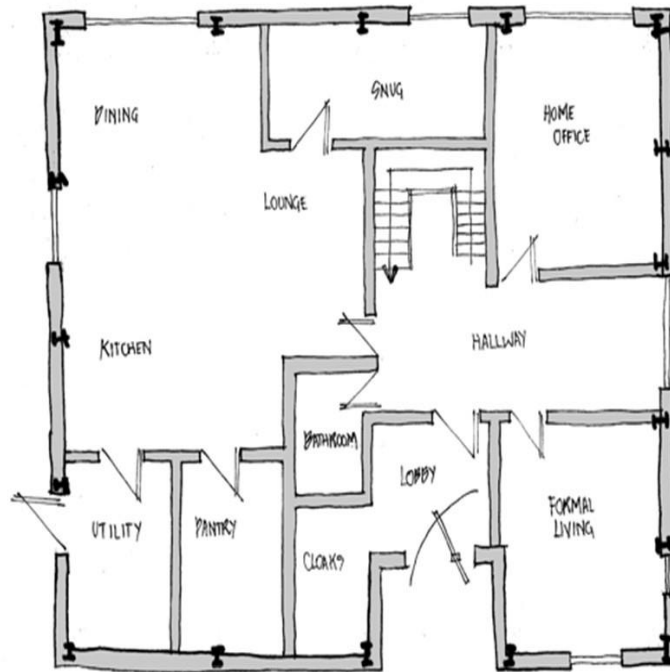
West Elevation



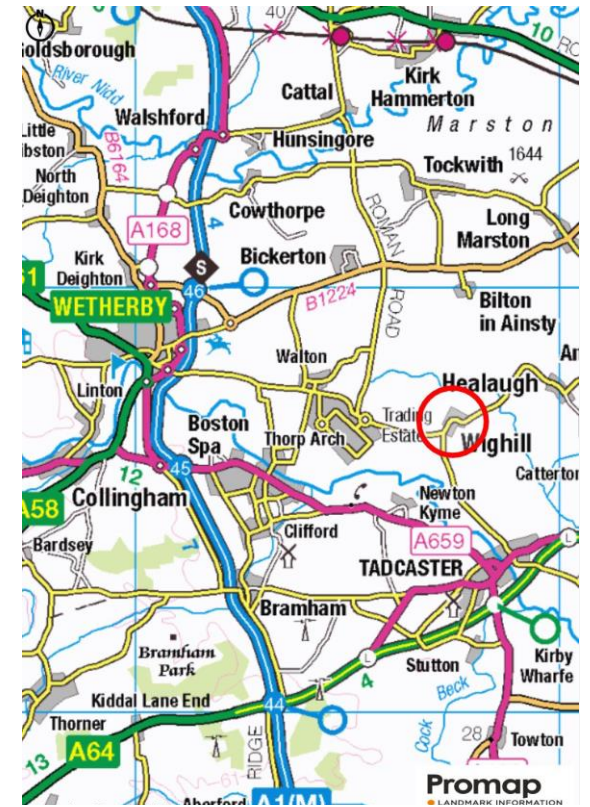
CGI



Proposed First Floor Plan



Proposed Ground Floor Plan



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