



GUIDE PRICE: CIRCA

## £395,000

Hazeldene Farm, Main Street, Minskip, YO51 9HZ

### Description

A substantial site of approximately 1.652 acres of land which contains a range of buildings both residential and commercial with the site offering a variety of uses subject to obtaining the necessary approval. The existing buildings are as follows:



Hazeldene Farm - Comprises of 3 separate residential units, a three bedroom, three reception room, bathroom, shower room and kitchen. A ground floor flat comprising of two bedrooms, sitting room, kitchen and bathroom. A two bedroom first floor flat comprising of 2 bedrooms, sitting room, kitchen and bathroom.

Two open fronted carports - 17ft 9in x 18ft 6 in (5.41m x 5.64m) external measurements and 25ft x 14ft (7.62m x 4.17m) external measurements.

Building 1 - 55ft x 19ft (16.76m x 5.79m) external measurements.

Building 2 - 48ft 6in x 18ft (14.78m x 5.49m) external measurements.

Building 3 - 48ft 6in x 38ft (14.78m x 11.58m) external measurements.

Building 4 - 48ft 6in x 38ft 6 in (14.78m x 11.73m) external measurements.

A detached block comprising of two offices, kitchen and shower room on the ground floor with access to a separate self-contained one bedroom flat comprising sitting room, kitchen, bedroom and bathroom.

There is then a large concrete open surfaced yard beyond which are three open fronted Nissen hut style buildings measuring 59ft x 17ft 6in approximately (17.98m x 5.33m) and one matching open fronted Nissen hut measuring 52ft x 17ft 6in (15.85m x 5.33m). There is a further building towards the rear of the site, which has a roller shutter entry door and measures 59ft x 43 ft approximately (17.98m x 13.11m approximately).

Beyond this building is a large surfaced area with the site being enclosed by fencing and walling.



### Location

The property is situated with access from the Main Street in Minskip. The village is ideally placed with easy access being gained to the A1 (M). There are excellent amenities in nearby Boroughbridge.

### Tenure

Freehold subject to the existing AST.

### Services

All mains services are connected to the site but not to all buildings.

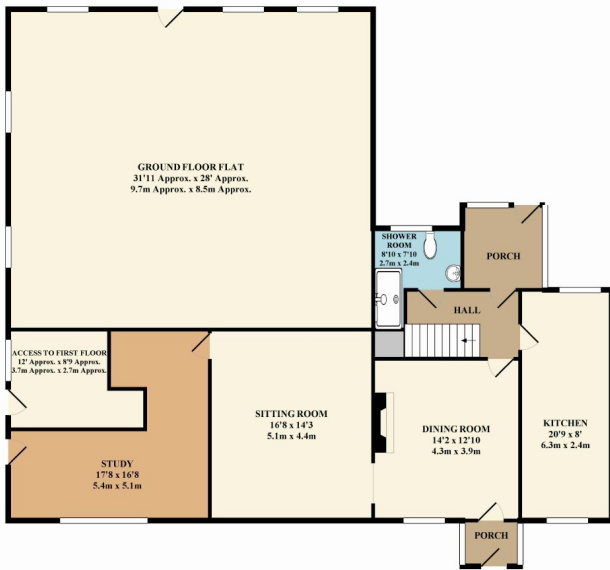
### Energy Performance Certificate (EPC) Rating

Grade - TBC.

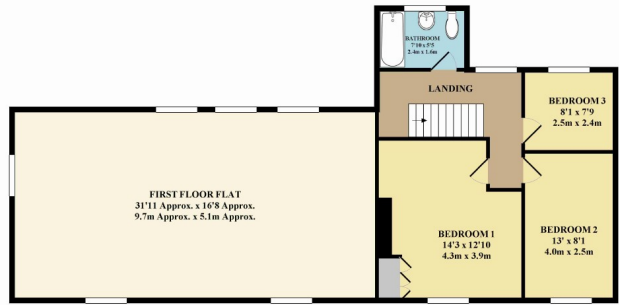
### Solicitors

Harrowells, 17 Finkle Street, Thirsk, YO7 1DB. Tel: 01845 813142 FAO: Colin Moor.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1964 SQ.FT.  
(182.5 SQ.M.)

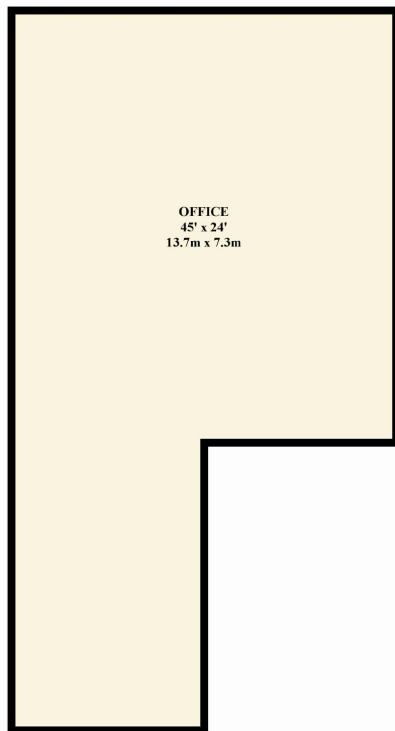


1ST FLOOR  
APPROX. FLOOR  
AREA 990 SQ.FT.  
(91.9 SQ.M.)

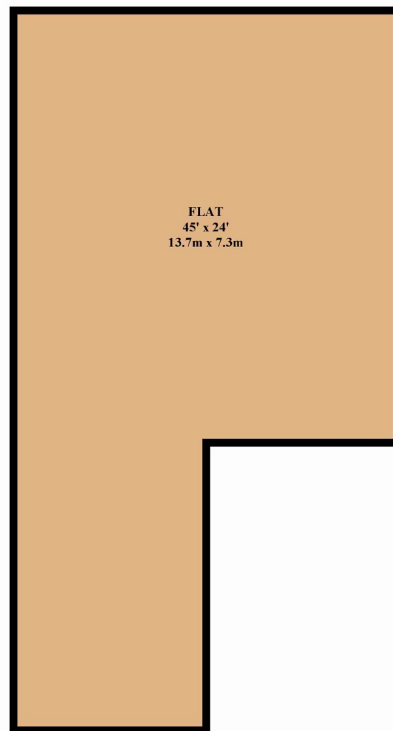
### TOTAL APPROX. FLOOR AREA 2954 SQ.FT. (274.4 SQ.M.)

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 Metropix ©2015



GROUND FLOOR  
APPROX. FLOOR  
AREA 866 SQ.FT.  
(80.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 866 SQ.FT.  
(80.5 SQ.M.)

### TOTAL APPROX. FLOOR AREA 1732 SQ.FT. (160.9 SQ.M.)

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 Metropix ©2015