

FOR SALE BY PRIVATE TREATY

UNIQUE HOLIDAY COTTAGE

- APPLETON ROEBUCK, YORK -



**A RARE OPPORTUNITY TO
OWN A UNIQUE WINDMILL
WITH THE BENEFIT OF PLANNING PERMISSION
TO CONVERT INTO A FOUR STOREY HOLIDAY COTTAGE
SET IN A PICTURESQUE LOCATION
LOCATED IN NORTH YORKSHIRE**

GUIDE PRICE: £175,000

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Stephenson
Est | 1871 | **& son**

GENERAL INFORMATION

DIRECTIONS

From the Agents office take the A64 towards Tadcaster for approximately 9 miles and exit towards Bilbrough Top Services and Colton continuing forward to the junction. At the junction bear left onto Colton Lane. Continue forward towards Appleton Roebuck for approximately 2.5 miles and bear right onto Old Road where the property will be found in approximately 0.4 miles on the right hand side located by the Agents For Sale Board.

The approximate post code for the property is: YO23 7DA

SITUATION

The Windmill is located off Old Road which is situated on the western edge of the popular and attractive village of Appleton Roebuck. The Windmill is set in a quiet location with far reaching views over open countryside.

Appleton Roebuck is situated some 9 miles from the centre of York, 20 miles from Leeds, 27 miles from Harrogate and 13 miles from Wetherby, also with excellent access to a network of major roads being the A19, A1 and A64 heading in all directions.

PROPERTY DESCRIPTION

This is an excellent and rare opportunity to purchase a unique former Windmill with the benefit of planning permission and listed building consent to convert into a holiday cottage. The Windmill is grade II listed and of reddish-brown brick construction dating back to early C19.

The Windmill has the benefit of planning permission to convert into a 2 bedroom holiday cottage over four floors. The location is set within the beautiful picturesque surroundings of North Yorkshire on the edge of the popular village of Appleton Roebuck.

Planning permission for the conversion was granted in May 2013 by Selby District Council Ref no. 2012/0812/FUL. The building was granted listed building consent by Selby District Council Ref no. 2012/0805/LBC. All documents relating to the permissions can be downloaded from their website.

Plans for the conversion of the Windmill have been produced by *'Applied Surveying & Design (York) Ltd'* on behalf of the vendors. These plans are available to view at the Agents office by prior appointment only, or on the Selby District Council website.

ACCESS

The windmill can be accessed off the Old Road from Appleton Roebuck, with its location identified on the attached plan.

BOUNDARY & OBLIGATIONS

The area of land being sold is indicated on the attached plan edged in red.

The vendor will retain a right of way over the entrance to access the neighbouring land.

The purchaser will be required to fence the boundary of the property within 2 months of the completion date.

SERVICES

We understand that water is available in New Road. There is no electric nearby and purchasers should consider a generator and photovoltaic panels.

TENURE

The land is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY

Selby District Council, Civic Centre, Doncaster Road, Selby, North Yorkshire, YO8 9FT

The Windmill is grade II listed. The full details of the listing are available from Historic England.

METHOD OF SALE

The land is being offered for sale by private treaty. Interested parties are asked to register their interest with Rodney Cordingley at the York Auction Centre office on 01904 489731 to be kept up to date with progress regarding the sale.

The land is being sold by private treaty although the agents reserve the right to conclude a sale by Best & Final offers or Auction at their discretion.

VIEWING

By permit from the agents. Please note that if you have downloaded the particulars from our website you must contact our office to register your interest to ensure that you are kept up to date with the progress of the sale.

HEALTH & SAFETY

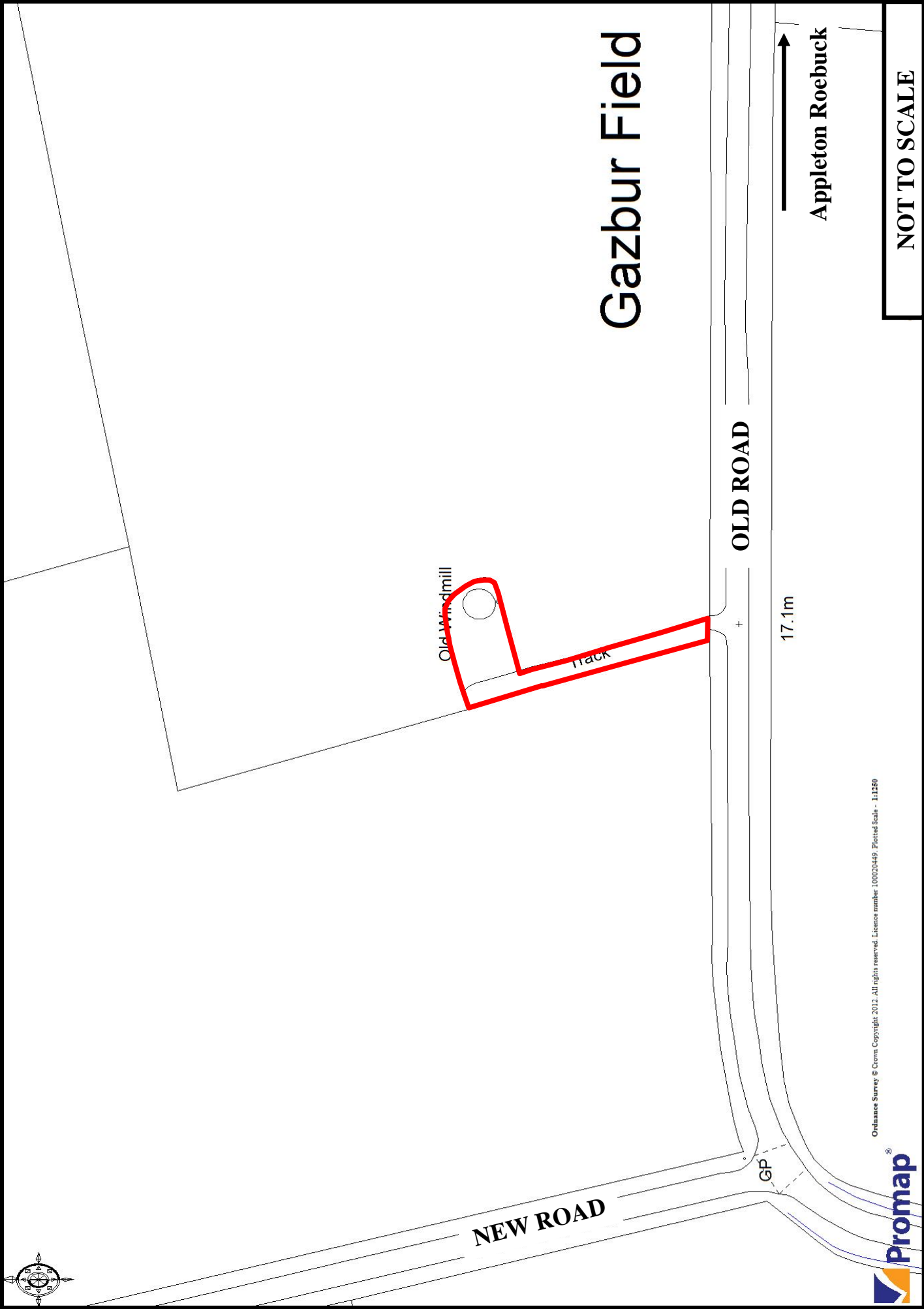
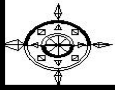
Interested parties are reminded that the windmill should be viewed from the outside and at ground level only, with prospective purchasers entering the building at their own risk. We ask that you are vigilant at all times when viewing the property.

PLANS, AREAS & MEASUREMENTS:

The plans, areas and measurements provided are a guide and subject to verification with the title deeds.

RESTRICTIVE COVENANT:

The vendors will impose a covenant restricting the use of the property to a holiday cottage.



Gazbur Field

OLD ROAD

NEW ROAD

Old Windmill

Track

GP

17.1m

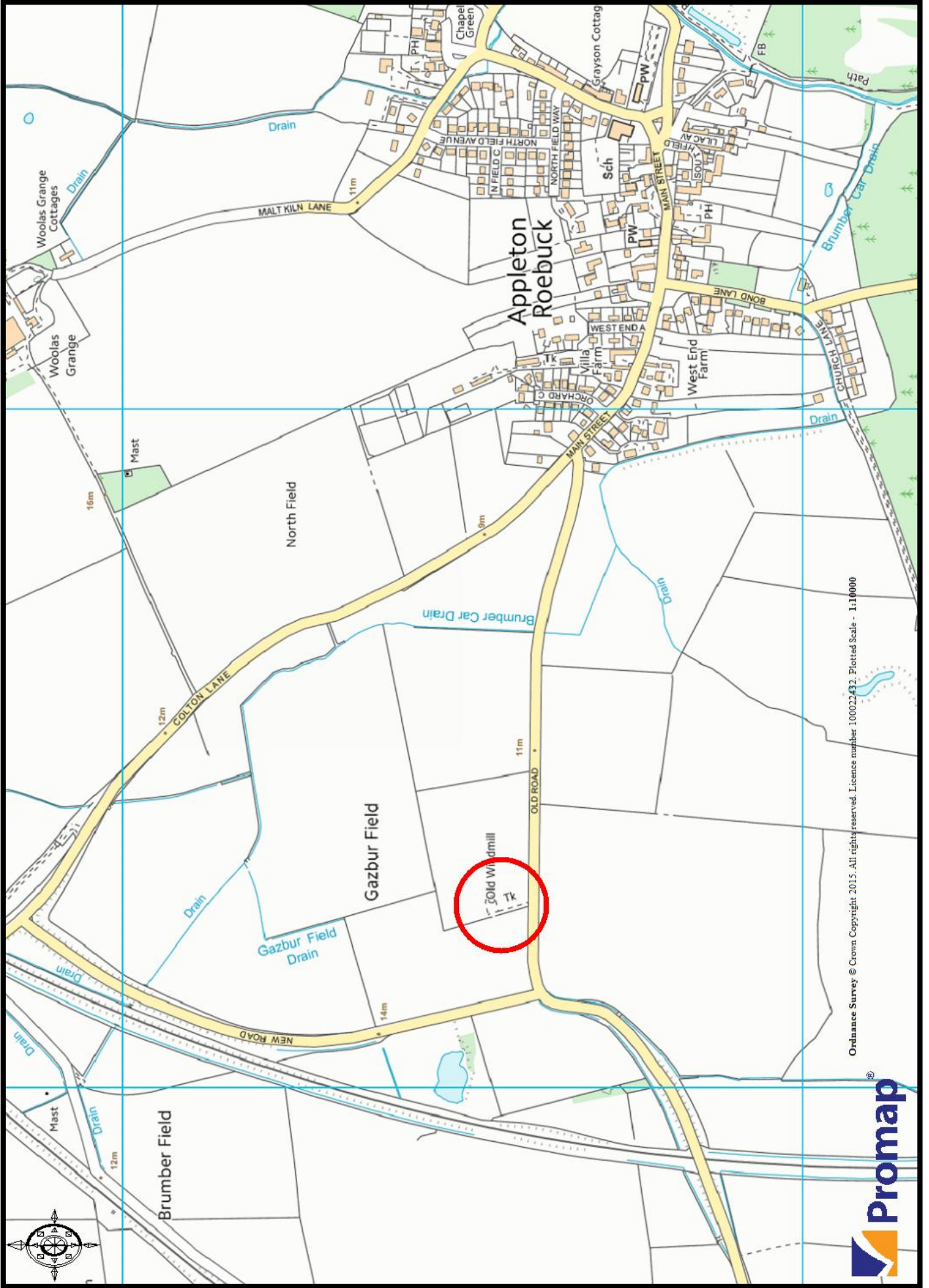
Appleton Roebeck



NOT TO SCALE

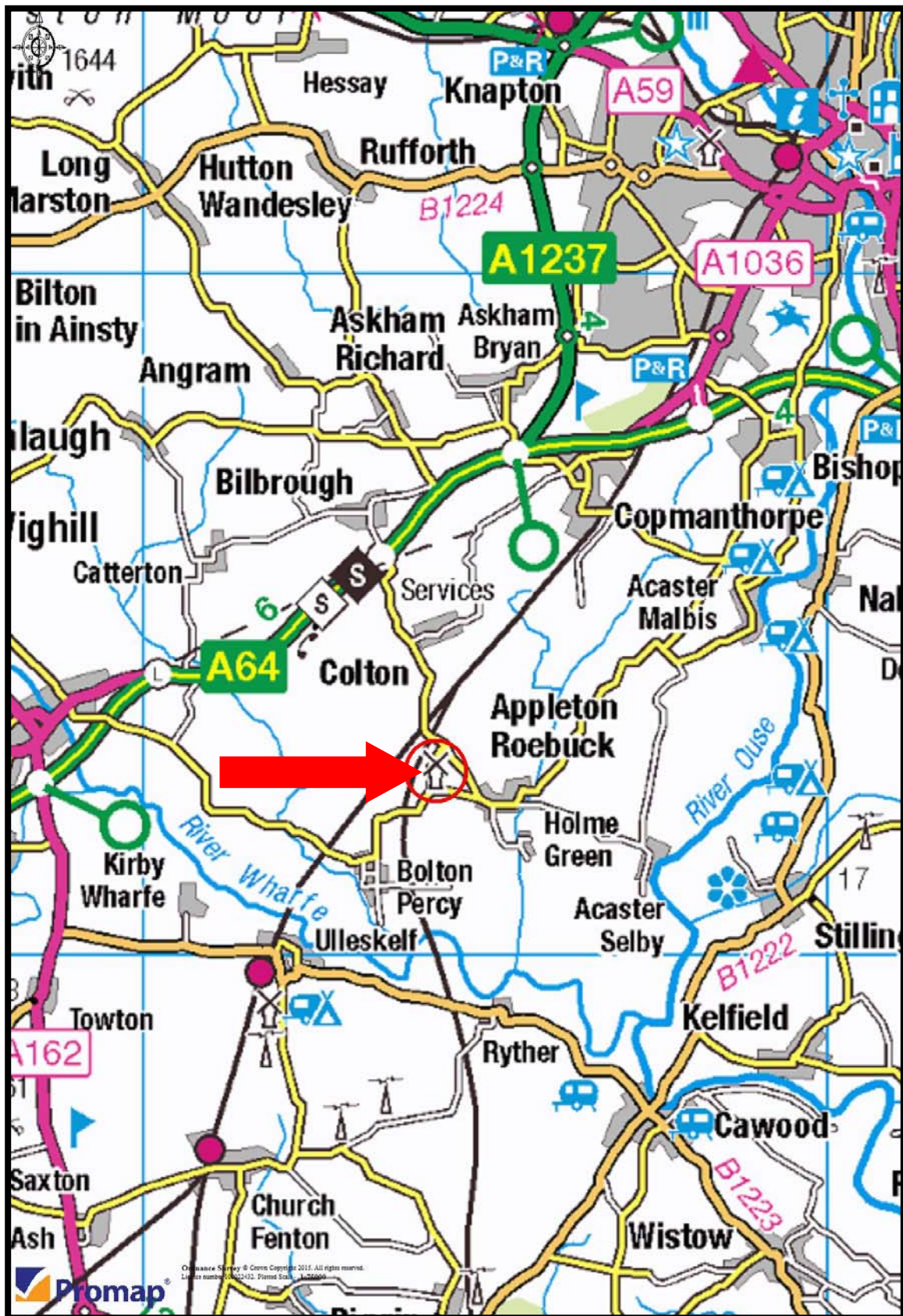
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephenson & Son for themselves and the vendors or lessors of this property for whom they act, give notice that:

- i. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
- ii. We cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy
- iii. No employee of Stephenson & Son has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
 - iv. We will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- v. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for the requirements.
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