



Land and Buildings, Woodbine Grange, Ryther, Tadcaster, LS24 9ED

Land and Buildings at Woodbine Grange Farm

- 0.52 Acres / 0.21 Hectares of Land
- 3 Detached Barns
- Rural Location
- 4-bed Farmhouse
- Planning Permission Granted

Summary

Available Size	0.52 Acres
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The site comprises a characterful 4-bedroom farmhouse with a collection of three barns with planning permission for residential conversion sat within 0.52 acres (0.21 ha) of land.

The land is labelled on LandIS as soilscape 22 ‘Loamy soils with naturally high groundwater’.

The boundaries of the site are primarily open with the northern boundary being the B1223, the eastern boundary being of timber paddock fencing and open green space. The western boundary comprises shrubbery and hedging running alongside the stream and the southern boundary will be newly formed but currently lies between the barns set for conversion and the retained barns to the rear of the site.

Location

Ryther, located in the Selby district along the picturesque River Wharfe, is home to a close-knit community of around 241 residents (2011 census). It offers a charming destination for those seeking the peaceful beauty of the Yorkshire countryside. The village is well-placed with easy access to nearby urban centres. York, a historic city with a population of over 202,000 (2021 census), is just 14 miles away while Leeds, with over 812,000 residents (2021 census), lies 19 miles west. Doncaster and Hull are both easily accessible at distances of 27 and 44 miles respectively. The B1223 connects the village to key routes with a short 10-minute drive leading to the A64, with the A1 just 7 minutes further and the A19 approximately 14 minutes away, offering smooth access to the wider region.

The nearest train station is located in Ulleskelf, approximately 4.5 miles (7.2 km) northeast of Ryther, and provides Northern Rail services with routes to York, Leeds, and Sheffield, offering a variety of stops along the way.

Accommodation

The accommodation comprises the following areas:

Description	Size	sq ft	sq m	Availability
Land	0.52 Acres	22,651.20	2,104.37	Under Offer
Farmhouse	2,239 sq ft	2,239	208.01	Under Offer
Barn 1	1,862 sq ft	1,862	172.99	Under Offer
Barn 2	883 sq ft	883	82.03	Under Offer
Barn 3	969 sq ft	969	90.02	Under Offer
Total		28,604.20	2,657.42	

Viewings

All viewings are to be arranged by contacting one of the agents below:

Daniel Clinch (Head of Agency)

Daniel.Clinch@alignpropertypartners.co.uk

Office Telephone: 01609 797 330

Easements, Covenants, Rights of Way & Restrictions



Viewing & Further Information



Daniel Clinch
01609 797 330 | 07947990224
daniel.clinch@alignpropertypartners.co.uk

View Properties Here
www.alignpropertypartners.co.uk

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-agreements, rights of way, covenants and restrictions whether mentioned within these particulars or not

Boundaries & Tiles

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. The title numbers relating to this parcel of land are NYK450980 and NYK144569. We advise that all interested parties conduct their own assessment of the title.

Services

We have been unable to obtain information in relation to the services available on the site. Each party will be responsible for obtaining the relevant information in respects of the services.

Legal Costs

The purchaser will be responsible for the Councils reasonable legal fees which will be capped at 2% of the purchase price.

Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been formally accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

VAT

Any guide price or discussed is exclusive of VAT. In the event of the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Offer and Procedure

Align Property Partners are inviting offers by way of informal tender with submissions to be made no later than 1pm on Friday 7th March 2025. Register your interest via our agents through the contact information provided within this documentation. The agents will provide you with a tender pack with an application document with further instruction. Note that the envelope should have no other name or mark (e.g. franking marks) indicating the identity of the sender.

