

**Residential Development Opportunity
1 and 2 Hall Cottages
Spofforth
Near Wetherby
HG3 1BT**



**FOR SALE BY INFORMAL TENDER - CLOSING DATE FOR
RECEIPT OF OFFERS 12 noon ON WEDNESDAY 17 JUNE**

A rare residential development/investment opportunity to acquire a pair of substantial semi detached houses in need of modernisation or offering potential to replace with two new or one detached dwelling subject to planning approval on the fringe of the sought after North Yorkshire village of Spofforth.

Price for the whole – Offers in excess of £450,000 – Individual offers will be considered for 1 and 2 separately with guide prices at offers in excess of £225,000 for each

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Regent House, 13-15 Albert Street, Harrogate HG1 1JX
E: harrogate@carterjonas.co.uk

carterjonas.co.uk

GENERAL COMMENTS

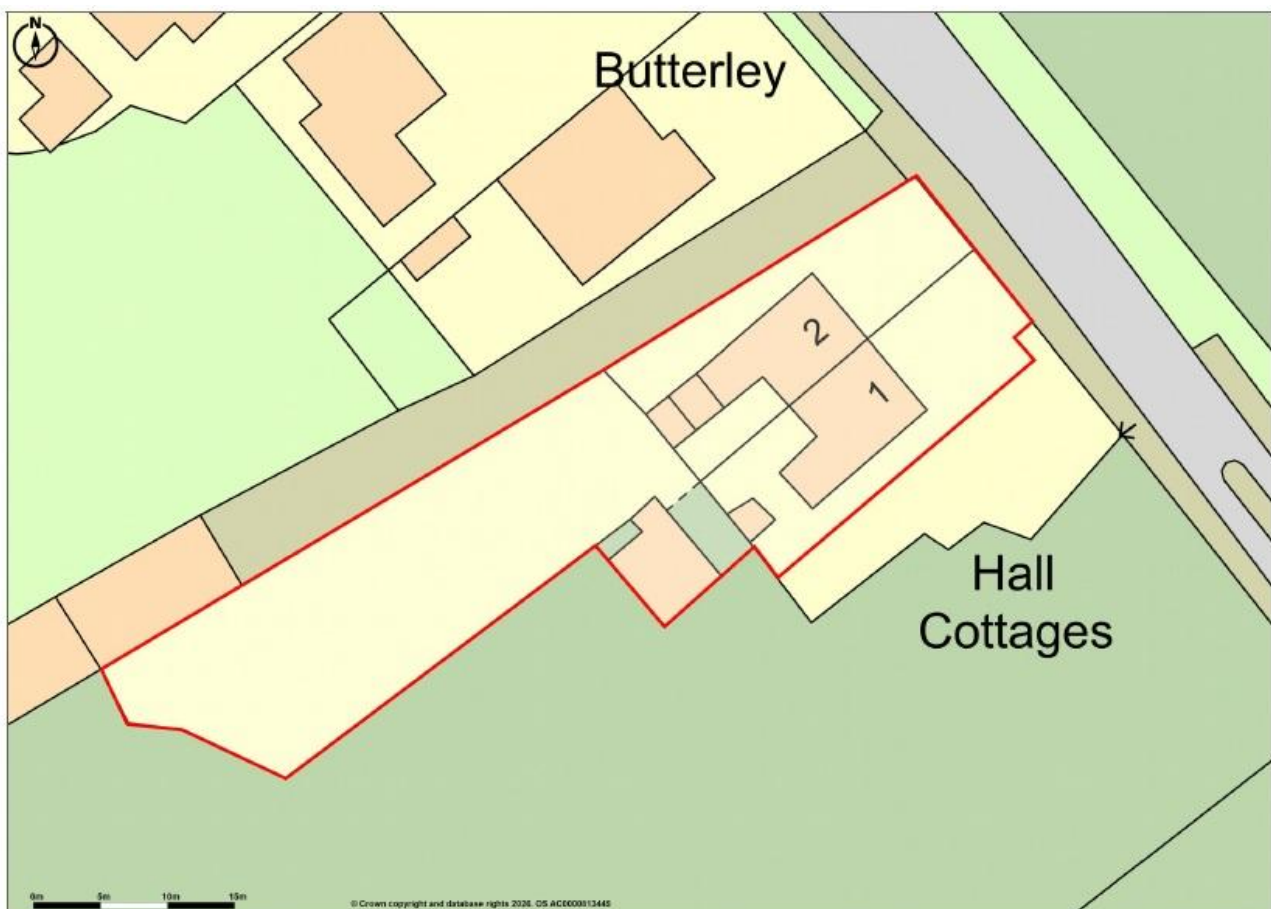
The properties occupy an established position on the southern fringe of the village with views across open countryside and the Stockeld Park estate. They are within walking distance of the village centre with local shop, highly regarded village school and village inn/restaurant. The popular conservation village of Spofforth is ideally placed for daily commuting to the nearby market town of Wetherby and spa town of Harrogate, both of which offer extensive facilities, schools and recreational amenities. The A1(M) motorway is only 10 minutes away for travel further afield.

DESCRIPTION

The sale of the two houses offers developers, investors or private individuals the opportunity to purchase them individually or as a whole with scope for renovation or potential to demolish and create two new semi detached or one detached dwelling subject to obtaining the necessary planning approval. Each of the existing houses offer approximately just over 1,000 sqft of floor area. The vendor will not consider conditional offers in this instance.

BOUNDARY PLAN

Please note that this image is not to scale and is for identification purposes only.



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LANDMARK INFORMATION Plotted Scale - 1:500. Paper Size - A4

ADDITIONAL INFORMATION

Pricing

Individual offers will be considered for number 1 and 2 separately with guide prices at offers in excess of £225,000 for each.

Tenure

The houses will be sold on a freehold basis with vacant possession given on legal completion. However, vacant possession for number 2 will not be given until the end of October 2026

Viewing

Viewing is strictly by appointment and several open to view events will be advertised accordingly. Please contact the selling agents for more details.

Directions – HG3 1BZ

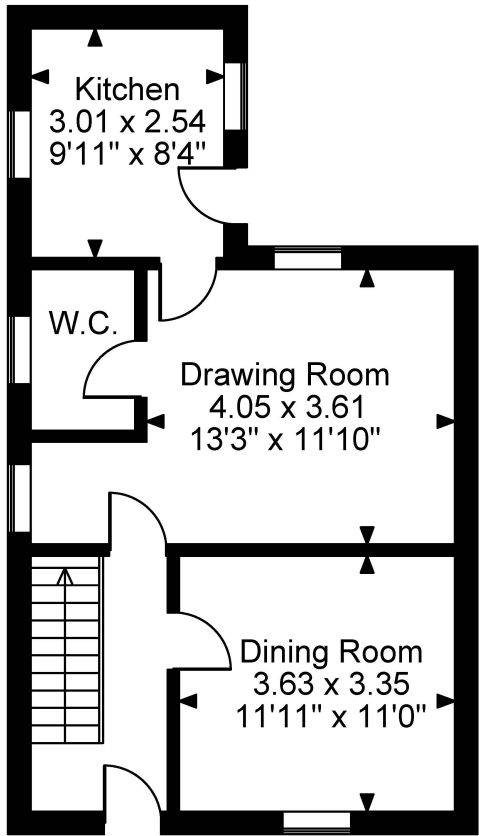
Travelling out of Wetherby in the direction of Harrogate on the A661 continue for about 3.5 miles and on entering the outskirts of Spofforth village the houses are the first two on the left.

For more detailed information, please contact Simon Wright at Carter Jonas.

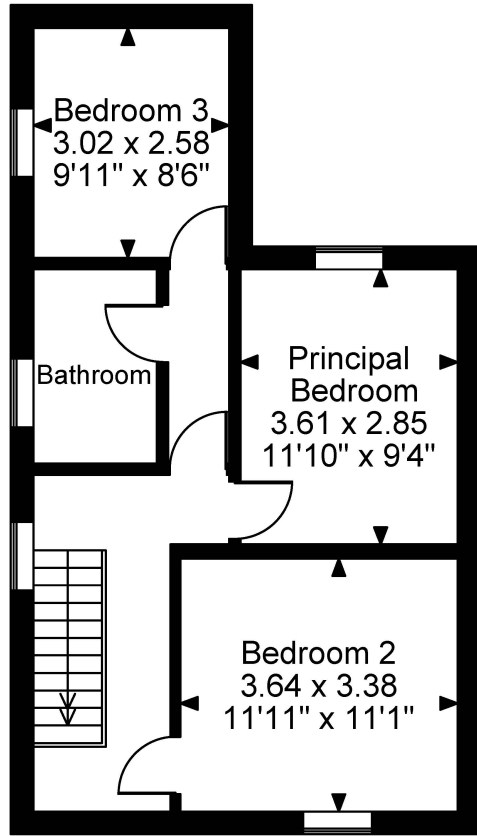
DD: 01423 707818

Email: simon.wright@carterjonas.co.uk

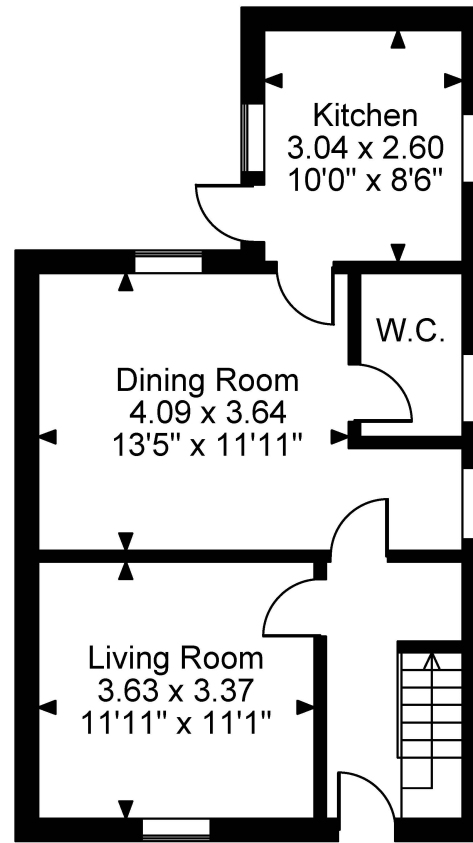




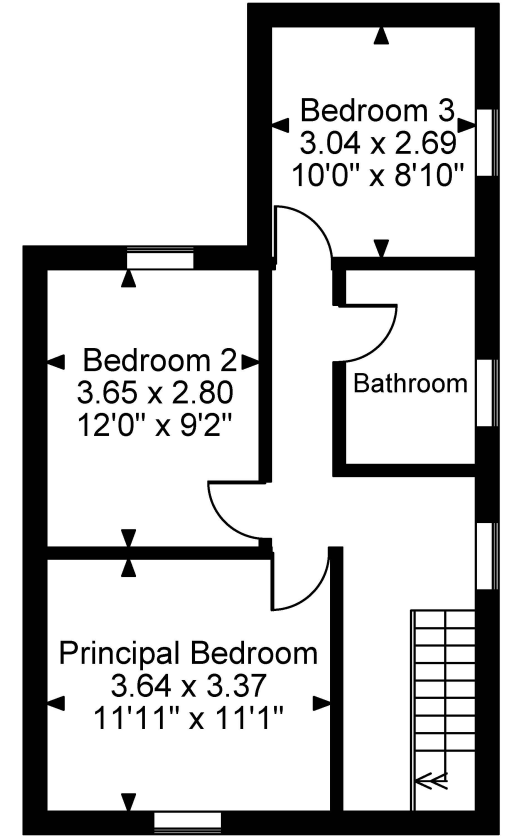
**1 Hall Cottage
Ground Floor**



**1 Hall Cottage
First Floor**



**2 Hall Cottage
Ground Floor**



**2 Hall Cottage
First Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Informal Tender Procedure

Residential Development Opportunity at 1 & 2 Hall Cottages, Spofforth (Subject to Contract)

1. All offers should be in writing and should reach Carter Jonas' Harrogate office by 12 noon on Wednesday 17 June in a sealed envelope clearly marked "Offer for Residential Development Opportunity, 1 & 2 Hall Cottages, Spofforth".

Offers may be submitted via email to simon.wright@carterjonas.co.uk which, upon receipt, will be printed and entered into a sealed envelope on your behalf. Please ensure the title of the email is marked as detailed above.

2. Offers may be made for the whole, as described in the sale particulars. Individual offers will also be considered for Number 1 and Number 2 separately.
3. Your offer should be for a fixed sum - escalating or accumulating bids will not be considered. It is suggested that offers should be for an uneven figure so as to avoid identical offers.
4. All offers should give an indication as to whether such offers are subject to any special conditions.
5. An indication and proof should also be given as to the source and availability of the necessary finance to complete a purchase.
6. Details of the solicitor who will be acting should be stated within your offer letter.
7. Offers will be submitted to our client immediately after the tender date and we will endeavour to advise you as to the outcome as soon as possible
8. Our client does not undertake to accept the highest or, indeed, any offer.