



The Bungalow, Newsham, Thirsk, North Yorkshire, YO7 4DH

This property is being sold via the modern method of auction with an agricultural clause in place. Situated in the village of Newsham, this two-bedroom detached bungalow offers a rare opportunity for qualifying purchasers seeking a rural home with land and scope to improve. Requiring modernisation throughout, the property sits within approximately 6 acres and includes a large outbuilding, providing excellent potential for storage, workshop use or other purposes, subject to the necessary consents.

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Guide Price: £180,000

- Two-bedroom detached bungalow for sale via modern method of auction.
- Set in approximately six acres with extensive outdoor space and potential uses, subject to the agricultural clause.
- Includes a large outbuilding for storage, workshop use or ancillary purposes, subject to consents.
- Requires modernisation throughout, offering scope to renovate and add value.



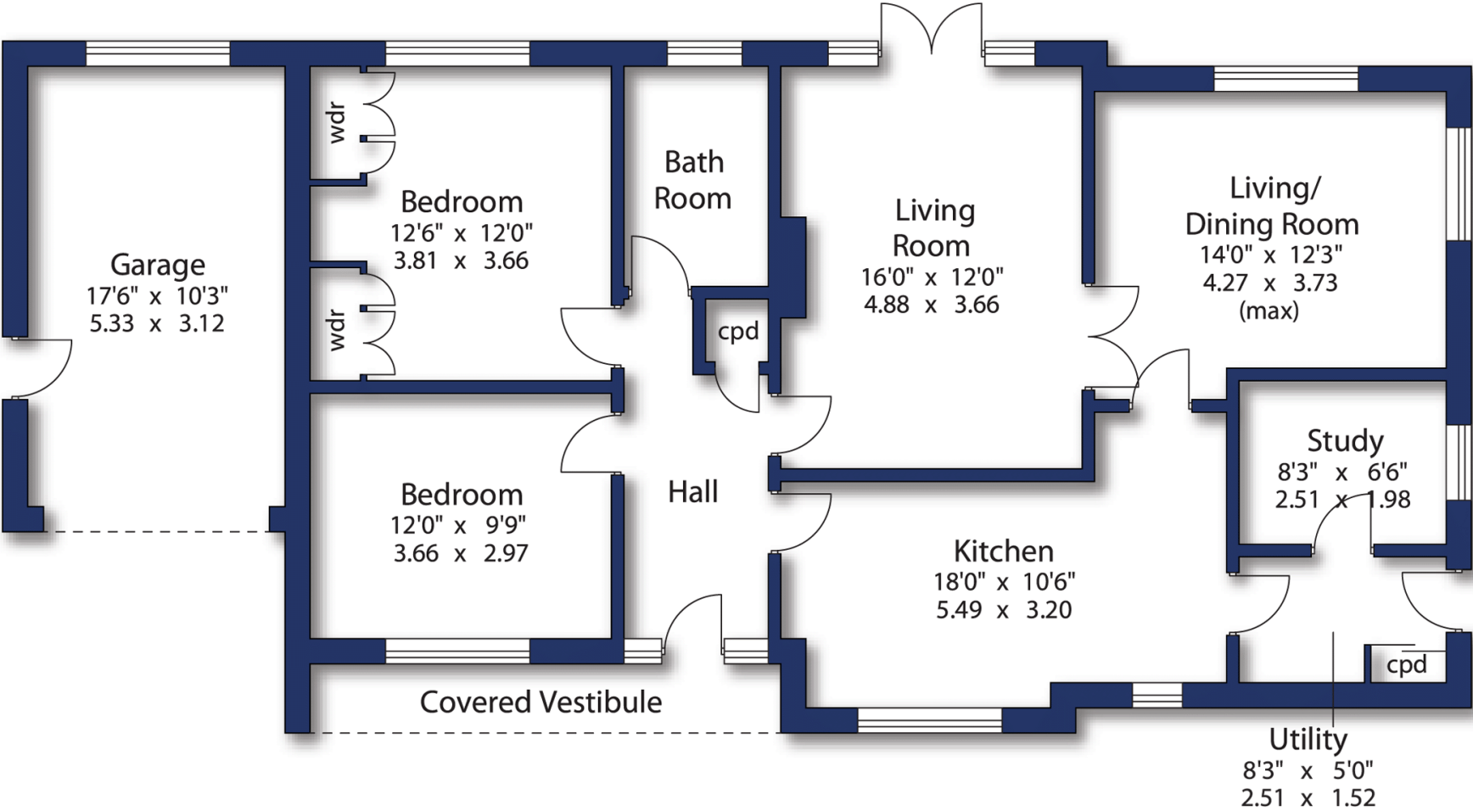
General remarks

Situated in the village of Newsham, this two-bedroom detached bungalow offers an exciting opportunity for buyers seeking a rural home with substantial land and scope to improve. Requiring modernisation throughout, the property provides a blank canvas for those wishing to create a home to their own specification. Please note that the property is subject to an agricultural occupancy clause, which means it can only be occupied by a person who meets the relevant agricultural criteria. This naturally limits the pool of potential buyers and makes the property particularly suitable for those who qualify under the clause.

The accommodation is arranged on one level and offers well-proportioned living space with excellent potential to reconfigure and enhance. Externally, the bungalow is set within

approximately 6 acres of land and benefits from a large outbuilding, providing superb space for storage, workshop use or a variety of other purposes, subject to any necessary consents. Offered for sale via the modern method of auction, this is a rare chance to acquire a detached bungalow with land in a sought-after rural setting, ideal for qualifying purchasers looking for a project with significant potential.

Floorplans



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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains electric, water and septic tank. Domestic heating is oil
- Off road parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Contact us



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