



THE FORMER STATION INN, OUSEGATE, SELBY, YO8 4NJ



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2023

PROPERTY DESCRIPTION

THIS CHARMING GRADE II LISTED THREE STOREY BUILDING HAS MANY OLDY WORLDY FEATURES FROM ITS HISTORIC DAYS AND HAS RECENTLY ACHIEVED PLANNING CONSENT TO CHANGE INTO AIR BNB APARTMENTS (7). WE OFFER THE PROPERTY FOR SALE VIA THE BEST AND FINAL OFFERS METHOD, PEOPLE INTERESTED MAY CONSIDER TO CARRY ON ITS CURRENT, ALTHOUGH NOW CLOSED USAGE OR INDEED TO TURN INTO A HOME OR APARTMENTS OR WHATEVER THEY MAY WELL FEEL SUITABLE. FLEXIBILITY IS OBVIOUSLY ACHIEVABLE, COURTESY OF THE PLANNING AND LISTED BUILDING CONSENTS THAT HAVE BEEN ACHIEVED RECENTLY. THE BUILDING IS OVERALL IN A GOOD STATE OF REPAIR AND HAS MANY GROUND FLOOR ROOMS AND A TWO STOREY FOUR BEDROOMED APARTMENT TO THE FIRST AND SECOND FLOOR. WITH AN ENCLOSED COURTYARD AREA TO THE REAR, ACCESSED VIA A PASSAGEWAY TO THE SIDE AS WELL AS, THROUGH THE BUILDING ITSELF, THIS DELIGHTFUL WELL POSITONED PROPERTY HAS MANY FEATURES THAT WILL ENHANCE ANY FURTHER HOME OR BUSINESS. IT BRIEFLY COMPRISES: Entrance lobby, room one/lounge, room two/second lounge, open bar area, tap room, store, bar, ladies and gentleman's toilets, good sized cellars, first floor lounge, breakfast kitchen, two bedrooms, bathroom, and separate W.C, two further second floor bedrooms, and an enclosed courtyard area to the rear.

Offers Around £160,000

ENTRANCE

Attractive four panel timber door with etched glazed over light gives access through to the entrance lobby.

ENTRANCE PORCH

This entrance lobby has period tiling and a timber and glazed door with glazing being etched and worded. This gives access through to a further entrance lobby with period style central heating radiator and a timber and glazed door leads through to the hallway and bar area.



BAR AREA

This centralized section of the building has a spindled oak staircase leading up to the first floor level, broad bar, and particularly good ceiling height. There are openings through to room one.



ROOM ONE

Measurements – 27'7" x 10'4" (8.41m x 3.15m)

Room one has an obscured glazed window to the side and a very large window to the front providing a good amount of natural light. There is a former fireplace and particularly good ceiling height, broad opening provides access into room two.



ROOM TWO

Measurements – 14'0" x 12'5" (4.26m x 3.77m)

Once again, there is a former fireplace, window opening to the corner and a further window opening currently blocked. There is good ceiling height, and a doorway gives access to a tap room/lounge.



TAP ROOM/LOUNGE

Measurements – 15'9" x 10'0" (4.80m x 3.05m)

This has good ceiling height, a window giving an outlook to the rear, period style brick fireplace with raised stone flagged hearth and attractive flooring. A doorway leads through to a rear lobby giving external access out to the enclosed yard area and also a doorway leads through to a further store.



W. C'S

From the main bar/hallway area, a doorway gives access to the ladies W.C and also a doorway leads through to the gentleman's W.C. The staircase to the rear of the bar area gives access down to the good sized cellars. Spindle balustrading turns and rises up to the flat/first floor landing.



FLAT

The flat is on two levels occupying the first and second floor.

LOUNGE

Measurements – 19'7" x 14'0" (5.96m x 4.26m)

There is a delightful lounge. This at one time will have been the function room for the public house. It has two windows giving a pleasant outlook to the front, across towards the river and beyond. There is also a period style fireplace, breakfast kitchen.



BREAKFAST KITCHEN

Measurements – 14'6" x 10'0" (4.43m x 3.06m)

This has been removed for renovation purposes and it is to be sold as is. There is period style cupboards and a door giving access out to the rear terrace and down to the rear yard as previously mentioned.



BEDROOM ONE

Measurements – 14'0" x 10'10" (4.26m x 3.30m)

A pleasant double room with an outlook to the front.

BEDROOM TWO

Measurements – 10'6" x 8'8" (3.21m x 2.65m)

With an outlook to the rear.

SEPERATE W.C

With pedestal wash hand basin and bath with chrome shower fittings above. There is also a shelved airing cupboard.



TOP FLOOR LEVEL

A doorway gives access to another staircase, leading up to the top floor level. Here as the floor layout plan suggests, bedrooms three and four are to be found.

BEDROOM THREE

Measurements – 12'9" x 11'10" (3.89m x 3.61m)

Bedroom three is a good sized room and has a Velux window.

BEDROOM FOUR

Measurements – 17'8" x 8'9" (5.38m x 2.67m)

Once again, a good sized room with under eaves storage, access, and Velux style window.



OUTSIDE

To the front, the property is street lined and has the main entrance door and also a further doorway giving access to a passageway/ginnel. This leads through to the rear yard area. The rear yard area has been adapted over the years to create external public house space. There is a raised decked area being covered and a further concreted surface. A wrought iron staircase gives further access up to the first floor flat and the associated areas at the patio level with that flat. There is also within the rear courtyard, access to the beer cellars.







PLANNING CONSENTS

The planning application numbers are included within this brochure, as indeed are the plans drawn. There are also surveys available for inspection, which are available at the selling agent's office.

Convert existing former Grade II listed public house into boutique serviced accommodation (C1)

Ref. No: 2022/0167/FUL | Status: Application Permitted

Reference	2022/0167/FUL
Alternative Reference	Not Available
Application Received	Thu 10 Feb 2022
Application Validated	Thu 24 Feb 2022
Address	Station Inn Ousegate Selby North Yorkshire YO8 3BH
Proposal	Convert existing former Grade II listed public house into boutique serviced accommodation (C1)
Status	Decided
Decision	Permitted
Decision Issued Date	Tue 30 Aug 2022
Appeal Status	Unknown
Appeal Decision	Not Available

Listed building consent to convert existing former Grade II listed public house into boutique serviced accommodation (C1)

Ref. No: 2022/0168/LBC | Status: Application Permitted

Reference	2022/0168/LBC
Alternative Reference	Not Available
Application Received	Thu 10 Feb 2022
Application Validated	Thu 03 Mar 2022
Address	Station Inn Ousegate Selby North Yorkshire YO8 3BH
Proposal	Listed building consent to convert existing former Grade II listed public house into boutique serviced accommodation (C1)
Status	Decided
Decision	Permitted
Decision Issued Date	Tue 30 Aug 2022
Appeal Status	Unknown
Appeal Decision	Not Available



Proposed Front Elevation
-150



Proposed Rear Elevation
-150







ADDITIONAL INFORMATION

It should be noted that the property has a gas fired central heating system, the boiler being located in the rear store. The property is grade II listed and has recently achieved planning consent to create significant alterations regarding conversion to a 7 holiday let apartments.

EPC rating – Premises is exempt due to it being Grade II listed

Property tenure – Freehold

Local authority – North Yorkshire County Council

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

The Former Station Inn, Ousegate, Selby, YO8 4NJ



PROPERTY VIEWING NOTES -



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259