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The Village, Wigginton, York, YO32 2PJ

Auction Guide £500,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £500,000 * BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS
*** SITUATED ON WIGGINTON VILLAGE MAIN STREET *** IN ALL 0.34 ACRES OR THEREABOUTS *** IN NEED OF COMPLETE RENOVATION *** UNDER 5 MILES TO YORK CITY CENTRE *** CLOSE TO AMENITIES *** SOUGHT AFTER VILLAGE *** OVERGROWN PLOT *** INACCESSIBLE GARDENS DUE TO DERELICT & DANGEROUS OUTBUILDINGS *** FARM GATE TO THE REAR FROM FOOTPATH/ HISTORIC FARM LANE ***
This is a superb opportunity to purchase a historic property that was previously the village joiners house and is situated on a plot that totals 0.34 acre or thereabouts. Believed to have been owned by this family for over 100 years the land to the rear houses a range of dilapidated and inaccessible derelict outbuildings including a sawmill which are all close to collapsing. The majority of the machinery has been cleared from the sawmill. The accommodation internally measures over1800 sqft across two floors plus two loft areas with fixed staircases to both.
In addition there is a gate on the rear boundary which was used for access to the property with a pair of buildings along the rear boundary. We have been informed that the rear footpath runs along a former village lane that ran to a village farm on Moor Lane. We understand the historic village lane led along Saxford Way and Hambleton View (developed in the 1960's) through to what is now Village Garth (which was developed in the late 1990's) on the site of the former village car garage. Both of these adjacent locations are formed and adopted roads.
Any development of the land to the rear of the house will be subject to planning permission being granted. The property is not listed or situated in a conservation area. There is mains gas in the street to the front but not connected and this property has historically used oil. The house is on mains water and drains.



KEY FEATURES

- FOR SALE BY TRADITIONAL AUCTION (DATE TBC)
- 6 BED PROPERTY IN NEED OF COMPLETE RENOVATION
- PLOT SIZE IS 0.34 ACRES OR THEREABOUTS
- OVERGROWN PLOT - FARM GATE TO REAR
- DERELICT & CURRENTLY INACCESSIBLE OUTBUILDINGS
- DEVELOPMENT POTENTIAL SUBJECT TO PLANNING
- CENTRAL VILLAGE LOCATION
- VIEWINGS START 7TH NOVEMBER 2026
- EPC RATING F
- COUNCIL TAX BAND E























GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



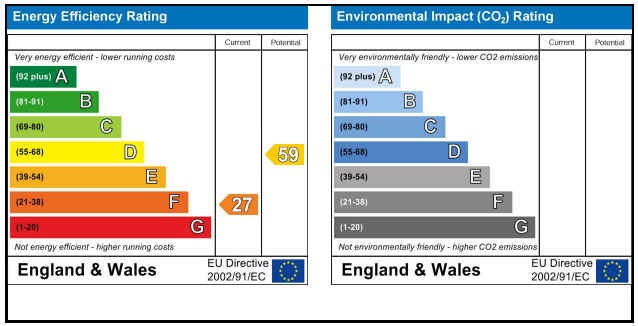
1ST FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA : 1830 sq.ft. (170.0 sq.m.) approx.

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.
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