



**OUSEFIELD HOUSE, FULFORD ROAD, YORK**  
£1,500,000

**Carter Jonas**



# OUSEFIELD HOUSE, FULFORD ROAD, YORK, YO10 4PD

Ousefield House, is an attractive Grade II listed building designed by the famous York architect Walter Brierley and built in 1899. When restored, this is set to be one of York's most desirable family homes, situated in a popular and vibrant part of the city, close to the historic centre.

The impressive Victorian building offers an appealing symmetrical façade with wooden framed sash windows arranged over three storeys. The property retains many original features including the main staircase, fireplaces, alcoves and coving and boasts eight bedrooms on the first floor and what were five servants' bedrooms on the floor above.

The house is set back from Fulford Road behind a walled garden and turning area to the front of the house and a large garden to the side and rear, with established trees, hedging and shrubs providing a high degree of privacy.

In more recent years the building was owned by the MOD with the house serving as the officer's mess who added a single storey extension to the rear. Planning documents state "Removal of the 1970s, low-quality additions to the site is highly beneficial and the reinstatement of lost plan form and features to Ousefield House will allow it to be returned to use as a family home in the future," The current vendors have arranged for the demolition to be done prior to a sale completing. There is also planning permission approved for a detached double garage.

Fulford is regarded as one of York's prime residential areas, offering a broad range of local services including supermarkets and leisure facilities and excellent local schools.

The property is well positioned for vehicular access to the A64, for travel across the region and York's mainline railway station can be easily accessed for express services to major cities including London (Kings Cross in under two hours), Edinburgh and Manchester.

NB: boundary drawings are approximate.

Please note, floor plans are:

- As approved by planning
- Proposed site plan
- As sold
- 

It is possible to view all documents relating to the house and neighbouring development on the York planning portal under reference 22/00114/FUL.

**TENURE** Freehold

## AN OUTSTANDING OPPORTUNITY TO CREATE ONE OF YORK'S FINEST HOMES



Classification L2 - Business Data







TO BE READ IN CONJUNCTION WITH WIDER SITE PLAN DRAWING (03/108)

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Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultants or sub-contractor information.

|   |
|---|
| <b>TOTAL PROPOSED AREA (GIA):</b><br>(New build construction)       |
| <b>TYPE A (Plot 1)</b><br>5 Bedroom (+Study)<br>419sqm / 4510sqft   |
| <b>TYPE B-1 (Plot 2)</b><br>4 Bedroom (+Study)<br>297sqm / 3199sqft |
| <b>TYPE B-2 (Plot 3)</b><br>4 Bedroom (+Study)<br>297sqm / 3199sqft |
| <b>TYPE C (Plots 4)</b><br>4 Bedroom (+Study)<br>361sqm / 3885sqft  |
| <b>TOTAL:</b><br>1,358 sqm / 14,615 sqft                            |

- KEY**
- Application boundary line
  - Existing brick boundary wall
  - Proposed new boundary wall
  - Proposed new timber fence
  - Proposed new estate fence with native hedging
  - Proposed new estate fence
  - Tree root protection areas
  - Proposed site level
  - Proposed areas of hard landscaping
  - Existing main road
  - Proposed new private access road / driveway
  - Existing driveway and paving retained
  - Areas of hedging and planting
  - Demolitions / removals

|          |            |                                     |
|----------|------------|-------------------------------------|
| POB      | 21/11/2022 | Boundary Treatments Revised         |
| PO7      | 28/10/2022 | House Type Amendments for RPA's     |
| PO6      | 05/08/2022 | Proposed landscaping added          |
| PO5      | 02/08/2022 | Amendments to avoid RPAs            |
| PO4      | 16/05/2022 | Consultee Comment Revisions         |
| PO3      | 15/02/2022 | Updates to bin collection provision |
| PO2      | 07/02/2022 | Updates to bin collection provision |
| PO1      | 25/01/2022 | Update to key                       |
| revision | date       | description                         |

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project:  
**OUSEFIELD HOUSE  
FULFORD ROAD, YORK**  
drawing:  
**SITE PLAN - PROPOSED**

|            |          |           |             |
|------------|----------|-----------|-------------|
| date:      | status:  | drawn by: | checked by: |
| 10/01/2022 | PLANNING | TH        | MA          |

## Ousefield House, Fulford Road, York, YO10 4PD

APPROXIMATE GROSS INTERNAL FLOOR AREA

Ground Floor - 2702 SQ FT / 251 SQ M

Basement - 417 SQ FT / 38.73 SQ M

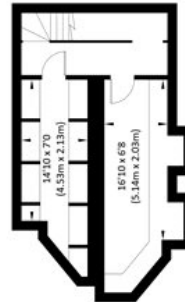
First Floor - 2616 SQ FT / 243.06 SQ M

Second Floor - 1411 SQ FT / 131.13 SQ M

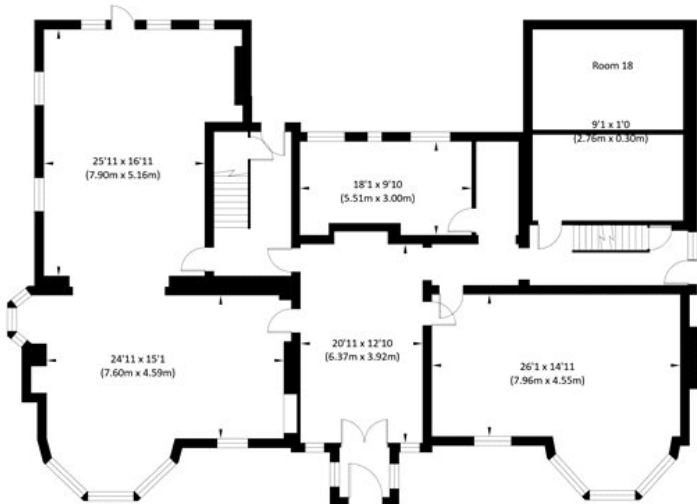
7146 SQ FT / 663.92 SQ M



Basement



Second Floor



Ground Floor



First Floor

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