



*W*ISHART
ESTATE AGENTS

McLean Aviation
Rufforth Airfield
Rufforth
York

£900,000

- Five bedroom detached house
- Treelined rear gardens
- Edge of airfield location
- Multiple outbuildings inc hangar
- Former glider repair & maintenance workshop
- South facing rear garden
- Sought after location
- Planning restrictions, please see notes



The property is located between Rufforth and Askham Richard. Accessed off Bradley Lane, via a right of way over the entrance road to York Gliding Centre and Rufford Airfield (West) which is an old WWII base.

The house provides 1923 sq ft of accommodation over three floors enjoying stunning views from all aspects. In brief; Entrance Hall, ground floor shower room, office, Kitchen, Living/Dining room and conservatory to the ground floor. To the first floor Bedroom 1 with ensuite and three further bedrooms served by the house bathroom. To the second floor a further

double bedroom with ensuite bathroom and Juliet balcony. The house also boasts a good size, south facing, lawned rear garden. The property features double glazed windows and doors, LPG central heating and is serviced by a septic tank sunken within the rear garden. Water is supplied via borehole located at York Glider Centre.

A planning agreement within the deeds relating back to the planning permission first granted for the dwelling house restricts use of the house for occupation by a person who is solely or mainly employed in the

business carried out on site. The dwelling must remain in the same ownership as the office workshop / store and hangar. Please note, the current business is not for sale.

Large workshop. Sectional wooden construction. The floors, walls and ceiling are insulated with Rockwool. The felted roof was clad with new steel box section in recent years.

Adjoining spray shop/garage. Constructed using a Compton sectional concrete building raised on concrete building blocks. The walls are clad with box profile steel sheets. Equipped with an industrial extraction fan and a roller shutter door.

The property also benefits from an aircraft hangar 71ft x 60ft. Built from 6inch thick galvanised steel frames. Power floated concrete floor upon 6 inches of hardcore. The concrete has 3 expansion joints and steel reinforcing mesh making it suitable for heavy vehicles.

A tandem garage connects the home to the workshops.

To the far boundary is a Stanton air-raid shelter.

Please note: The property has no official right of way onto a runway. No part of the runway or airfield is for sale with this property.

Location

The property is located between the villages of Rufforth and Askham Richard, to the west of the Historic City of York. Well

served by the local villages and superb road, cycle and rail networks beyond.

Rufforth Airfield & York Gliding Centre
The ex-RAF airfield is now divided into two separate airfields: Rufforth West and Rufforth East.

The airfield of Britan Conservation Trust also has useful information about the immediate location:
<https://www.abct.org.uk/airfields/airfield-finder/rufforth/>



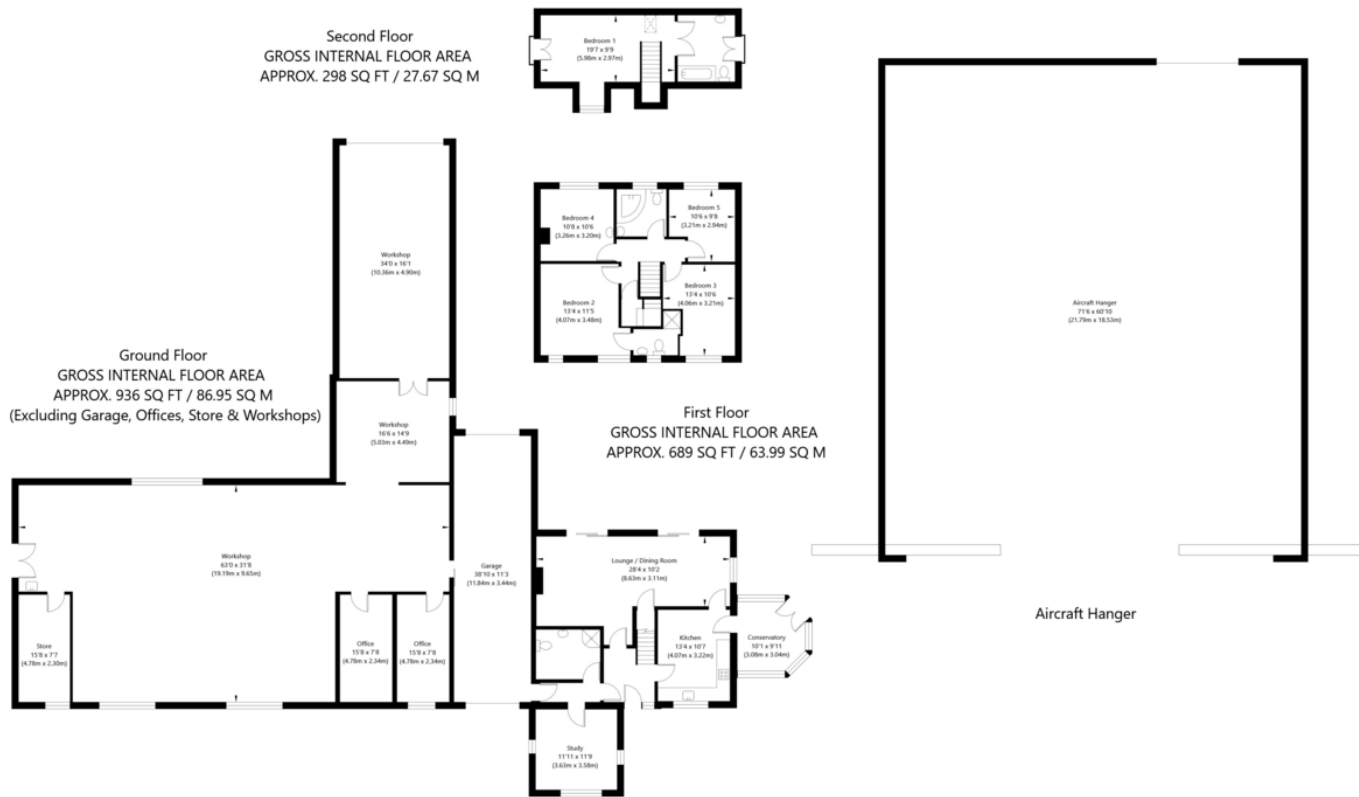




Rufforth West comprises runway 17/35 and the airfield to the West of this runway and is operated by York Gliding Centre. Resident aircraft include a number of touring motor gliders and tug aircraft, as well as gliders. The office is staffed from Wednesday to Sunday. The main gliding days are Wednesday, Saturday and Sunday but flying is possible on any day, especially in the summer months. Further information can be found on their website: <https://www.yorkglidingcentre.co.uk/>

Rufforth East is home to a gyrocopter school and a variety of privately owned aircraft including gyrocopters, three-axis and weight-shift microlights and other light aircraft. There is no office and flying can occur at any time in daylight hours.

Viewings will only be considered from serious buyers in a position to proceed.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1923 SQ FT / 178.61 SQ M - (Excluding Garage, Offices, Store, Workshops & Aircraft Hanger)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2023



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

North Yorkshire Council

DIRECTIONS

At the Rufforth roundabout, on the A1237, take the 3rd exit onto Wetherby Rd/B1224, following the road into the village. Turn left onto Bradley Lane and follow the road until you reach a left hand turning for York Glider Centre. Turn left to enter Rufforth Airfield West. The Property is the first on the right.

OFFICE

Wishart Estate Agents
 Wilton House
 Station Road
 Tadcaster
 North Yorkshire

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

