

Mark Stephenson's

ESTATE & LETTING AGENTS



The Granary The Ropery, Pickering, YO18 8DY

By Auction £365,000

- Mixed use freehold for sale
- Generous parking at the rear
- Extremely busy position
- Large ground floor retail/studio
- For sale by public auction
- Just off the Market place
- Self contained 3 bed maisonette
- Extends to approx 2271 sqft

The Granary The Ropery, Pickering YO18 8DY

Offering the potential to create two separate income streams, the sale will appeal to investor and owner occupiers alike. The building is believed to have been designed by the renowned Railway architect, G T Andrew's, who also designed both York and Pickering station and is well worthy of its Grade II listed status with three distinctive semi-circular windows dominating the front elevation of the building. In all the building extends to approx 2271 square feet, arranged over three floors. To the ground floor is approx 1,028 square feet of commercial space, vacant currently until recently a long established hair salon but extremely versatile and suited to various uses subject to any required consents. Fully self contained two upper floors providing a well appointed 3 bedroomed maisonette.



Council Tax Band:



General information

Description

For sale via auction - fees, terms and conditions apply.

Substantial mixed use commercial and residential property, set within a generous plot with ample off-street parking prominently located in the centre of town just off the Market Place.

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Location

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Accommodation

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Tenure

Freehold, title number NYK74934 - subject to title split.

EPC

Rating C

Additional Information

For further information please contact our office directly on 01751 476900 , or alternatively via email on mark@markstephensons.co.uk . With regards to viewing subject property, this is to be done strictly by appointment.

Auctioneers Additional Comments

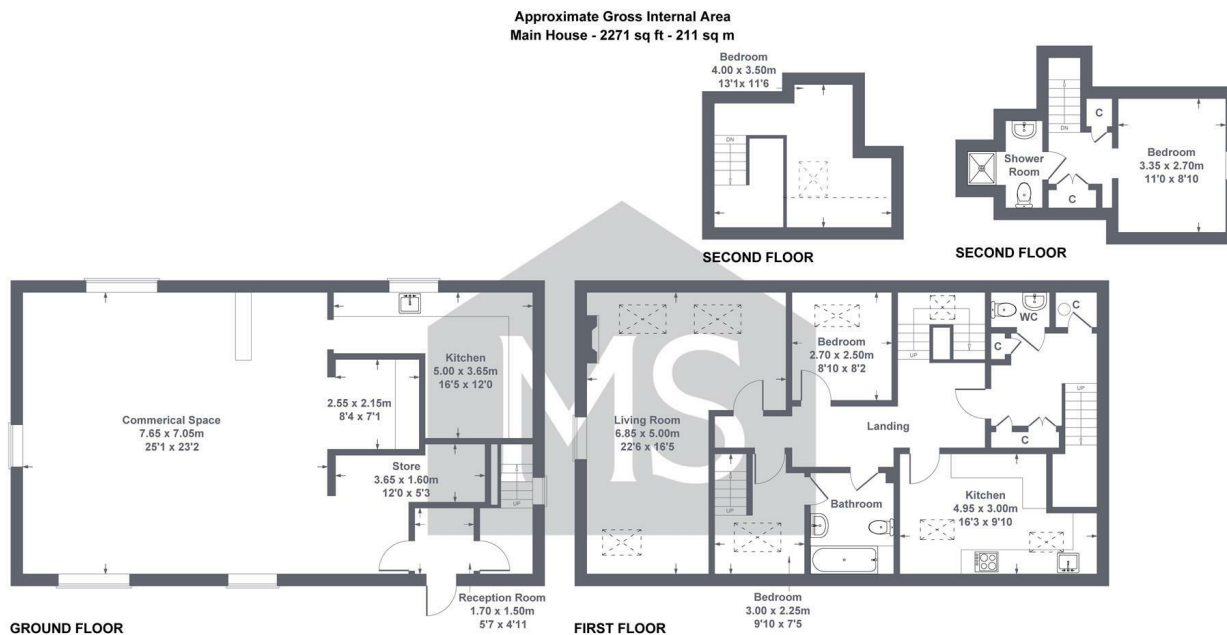
Pattinson Auction are referred to as The Auctioneer. This auction lot is being sold by either conditional (Modern) or unconditional (Traditional) auction terms and overseen by The Auctioneer. The method of auction sale and the applicable terms and conditions are found on the lot page of this property on The Auctioneers website. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details to be shared between any marketing agent and The Auctioneer so that matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid, all bidders must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Auctioneers Additional Comments

The advertised price is commonly referred to as a Starting Bid or Guide Price and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and The Auctioneer and will typically be within a range above or below 10% of the Guide Price or Starting Bid. These prices are subject to change. An auction can be closed at any time, with The Auctioneer permitting the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this property is available to view upon request and contains details relevant to the legal documentation, enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

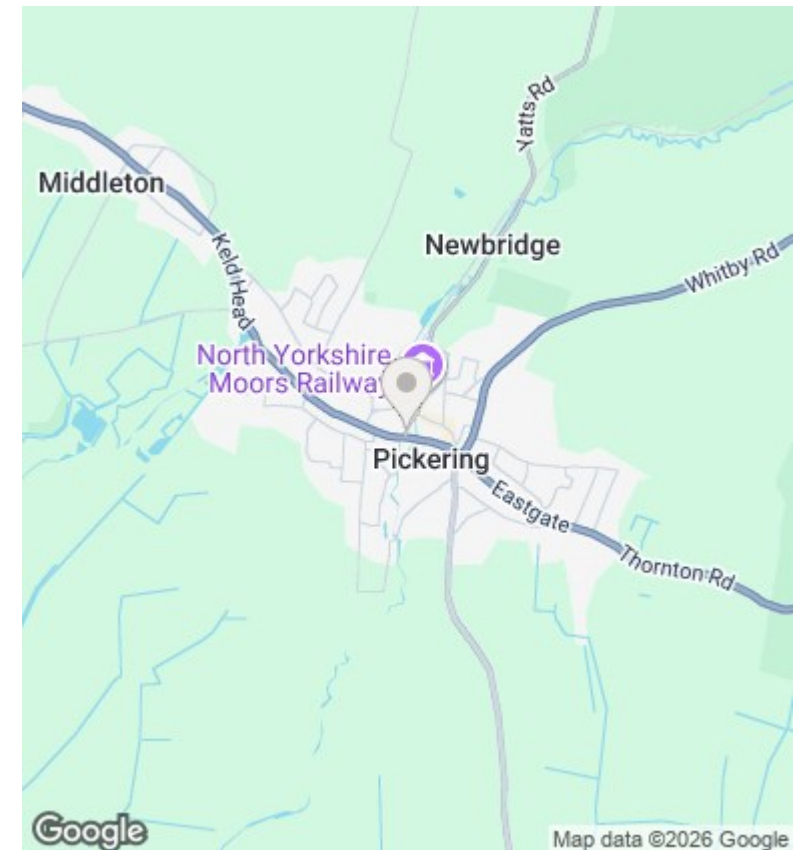
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum fee which could be up to £7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and The Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	