

**Residential Development Site, Cobblefields, Langtoft, YO25 3SZ**  
**Offers in the region of £375,000**

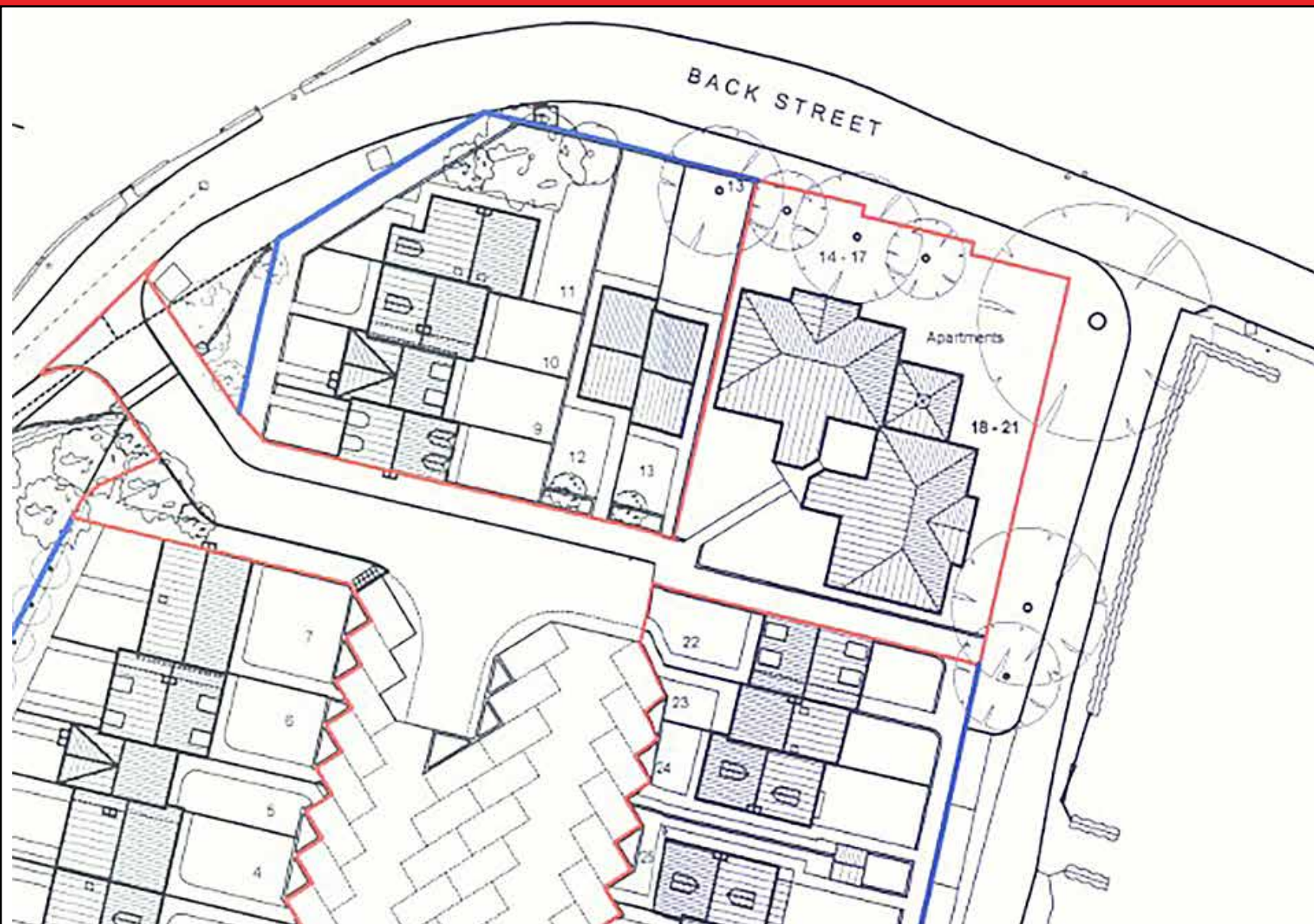


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**Dee Atkinson & Harrison**





# RESIDENTIAL DEVELOPMENT SITE, 'COBBLEFIELDS', LANGTOFT, YO25 3SZ

## DESCRIPTION

An excellent 'oven-ready' development site with full planning consent for the construction of six houses and eight apartments. The permission has been secured by the commencement of development on the remainder of the site and the construction of foundations and slabs on six of the subject properties. The houses comprise a terrace of four No. houses (1 x two bed, 1 x three bed & 2 x four bed), a pair of two-bedroom semi-detached houses, and eight No. two-bedroom apartments, together with parking and street lighting that is already hardscaped and ready for use (only the top course remains outstanding. It is the agent's opinion that the location of the site could be more suited to being developed with houses rather than apartments (subject to planning approval), and the site area is considered suitable to accommodate a further four to six units; however, purchasers should make their own enquiries with planners to confirm this.

## LOCATION

Langtoft is an unspoilt Wolds Village located on the B1249 Driffield to Scarborough Road 6 miles from the market town of Driffield and within easy commuting distance of Bridlington, Scarborough, Beverley and Malton.

## AGENTS NOTE

The plans showing the outline of the site that are included in this listing are approximate and for illustration purposes only. The actual area being sold will be included in the legal pack.

## SERVICES

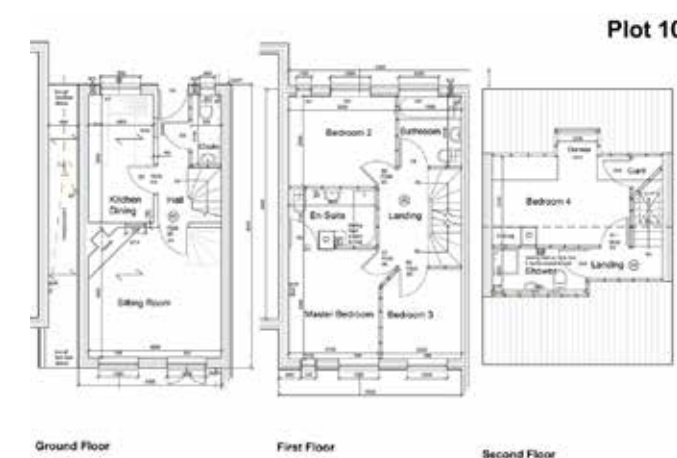
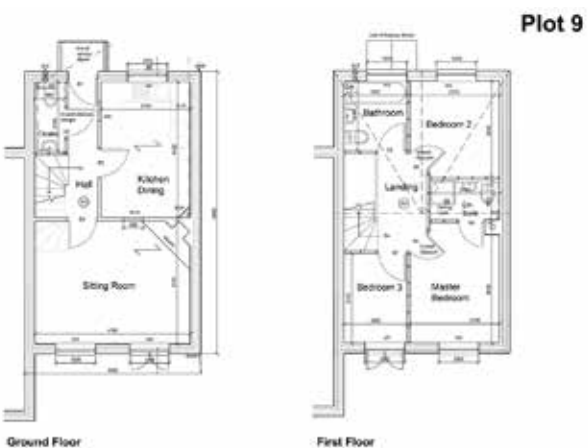
Mains water, electricity and drainage are available in the village. We are informed that Mains Water and Drainage are already available on site but Interested parties should make their own enquiries as to the exact location of the services and any additional costs for connection thereto.

## TENURE

We understand the property to be freehold.

## VIEWINGS

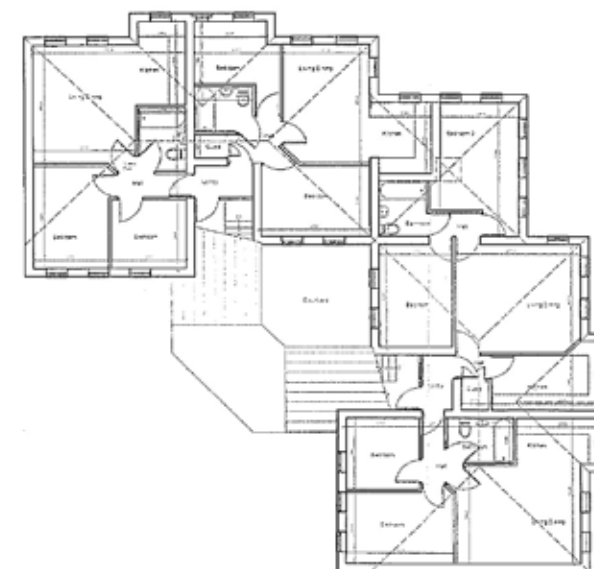
Strictly by appointment with the agents on 01377 241919.



## Plots 14-21



## Plots 14-21



## AMENDED PLANS

