



Land At Foresters Court, Whitby, YO22

Guide Price £75,000

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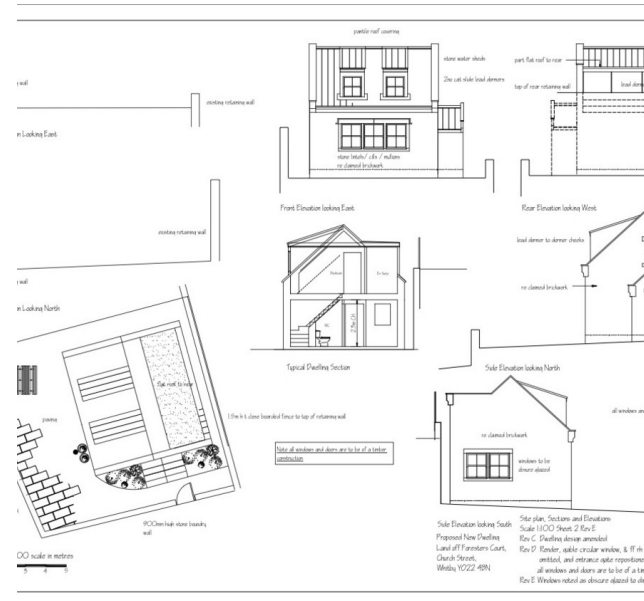


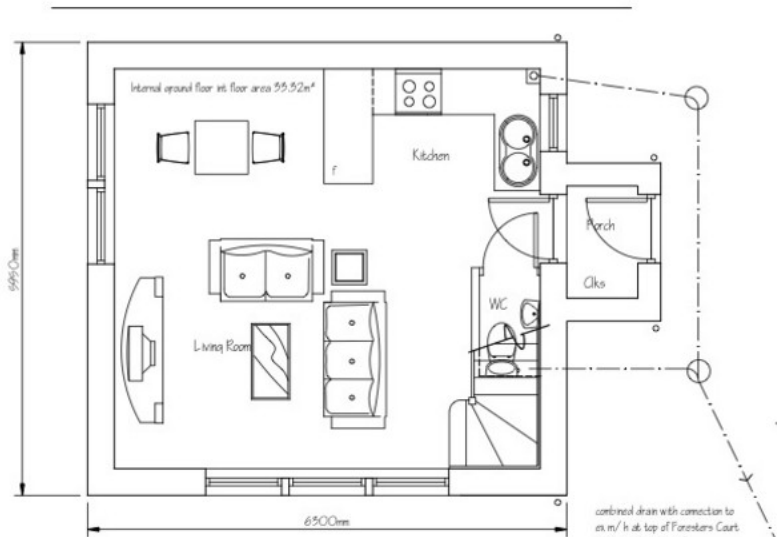
Planning permission has been granted to create a new dwelling on Land at Foresters Court, Church Street, which will create a one bedroom stone built detached property in this historic yard.

The document pack includes the all the relevant planning drawing, decision notices, heritage statement and location map.

The land is ready for a buyer to come in a create a stunning new home, with a traditional cottage exterior but with all the insulation and efficiencies found in a new home.

We are expecting a lot of interest in this property and with an attractive guide price we are sure it will be snapped up in a very short period of time.



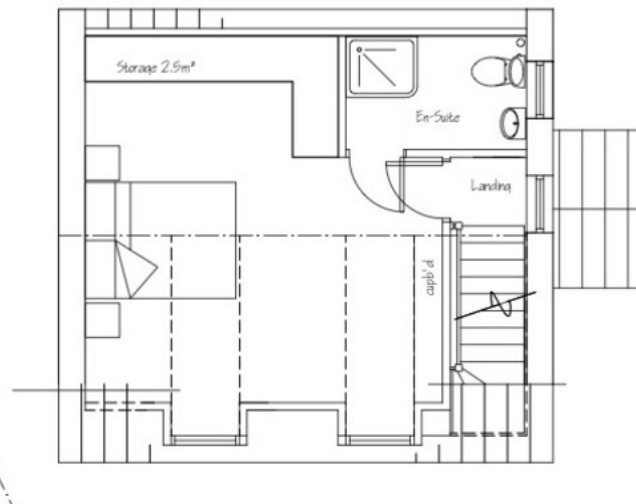


Ground Floor Plan

Internal ground floor int. floor area (excluding porch) 29.00m²
 First floor floor int. floor area 2.50m² (with headroom lit above 1.5m)
 Total floor area = 31.50m² + porch @ 1.40m² = 32.90m²
 Therefore complies with the technical housing standards nationally described space for 1b/ 2p 2storey dwelling of min 32m²

The surface water drainage is to be taken to a soak away within the communal drying area or alternatively if not practicable connected to existing combined drainage system, with all details to be agreed with the YWA and building control prior to the commencement of any works on the dwelling construction, with this confirmation to be issued and cleared with the planning dept.

Metric scale bar 1:50 scale in metres



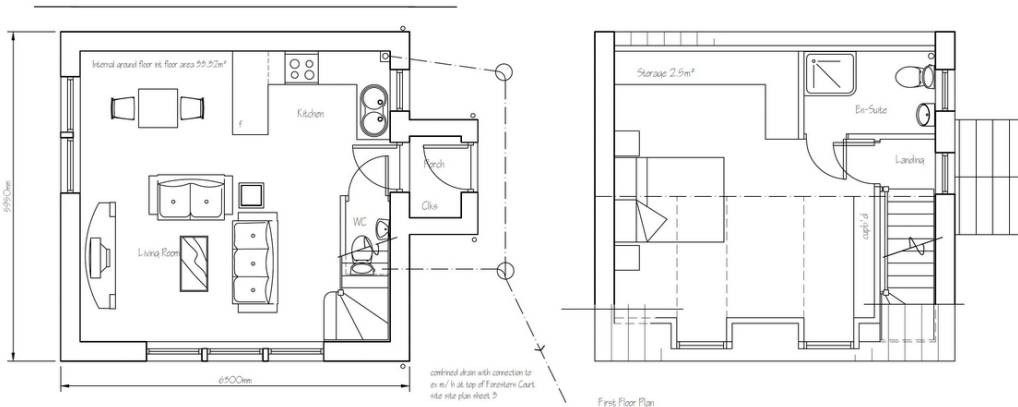
First Floor Plan

Proposed New Dwelling
 Land off Foresters Court,
 Church Street,
 Whiteby YO22 4BN

Dwelling Plans
 Scale 1:50 Sheet 1 Rev A

Rev A Dwelling design amended
 Rev B In quible circular window & ff rh





Internal ground floor net floor area (including porch) 55.52m²
 First floor net floor area 29.0m² (with headroom at least 1.9m)
 Total floor area = 84.52 + porch @ 1.40m² = 85.92m²
 Therefore complies with the technical housing standards nationally described space for
 Rev 2/22: Dwelling of min 100m²

The surface water drainage is to be taken to a soak away within the communal drainage area or alternatively if not practicable connected to existing combined drainage system, with all details to be agreed with the WPA and building control prior to the commencement of any work on the dwelling construction. with this confirmation to be issued and cleared with the planning dept.

Metric scale bar 1:50 scale in metres



Proposed New Dwelling
 Land off Foresters Court,
 Church Street,
 Whitby YO22 4BN

Dwelling Plans
 Scale 1:50 Sheet 1 Rev A

Rev A Dwelling design amended
 Rev B In-situ circular window & FF in
 public bedroom window omitted.
 Note regarding new drainage added.
 Sept 23



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21 Flowergate, Whitby, , North Yorkshire YO21 3BA

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