



HEWETSON & JOHNSON

*Development opportunity*

***Windy Ridge Development , Egton YO21 1UE***



*This is a terrific opportunity to develop a terrace of 5 houses in a prime village in the North York Moors National Park. Egton is a great village convenient for Whitby and set in stunning scenery.*

**Ben Pridden**



- Planning secured
- Permission for 5 units
- 1 x 2 bedroom house
- 4 x 3 bedroom houses
- front and back gardens
- parking

### **Location**

The site is situated on the eastern edge of the village of Egton, a desirable village in the North York Moors National Park, 7 miles from Whitby. The village is surrounded by open countryside, yet convenient for the A171 which connects Scarborough (24.7 miles) with Middlesbrough (25.7 miles).

The village has a primary school, doctor's surgery, pubs, a garage and railway station on the Esk Valley Line connecting Whitby with Middlesbrough. There is a Co-op in Grosmont for essentials (1.4 miles). Sandsend (6.6 miles), a popular seaside village, is nearby with its long beach, cafes, restaurants and pubs.

### **Tenure and Possession**

The property is offered for sale freehold with vacant possession available upon completion.

### **Planning**

A full record of approved plans and associated planning documents can be accessed via the public access section of the North York Moors National Park Authority's website using the application reference- NYM/2020/0683/FL. The Planning Consent is subject to a planning condition limiting the occupation to principal residential dwellings to be occupied by the main occupant for at least 80% of the calendar year and shall not be occupied as a second home.

### **Services**

Clean water supply – The Purchaser will be responsible for establishing a connection with the mains and should make their own enquiries of Yorkshire Water.

Electric – The purchaser will be responsible for establishing their own connection and should make their own enquiries of Northern Power Grid.

Drainage – The purchaser will be responsible for establishing their own connection and should make their own enquiries of Yorkshire Water.

### **Local Authorities**

Scarborough District Council and North York Moors National Park

### **Photography**

Photography was taken in April 2021



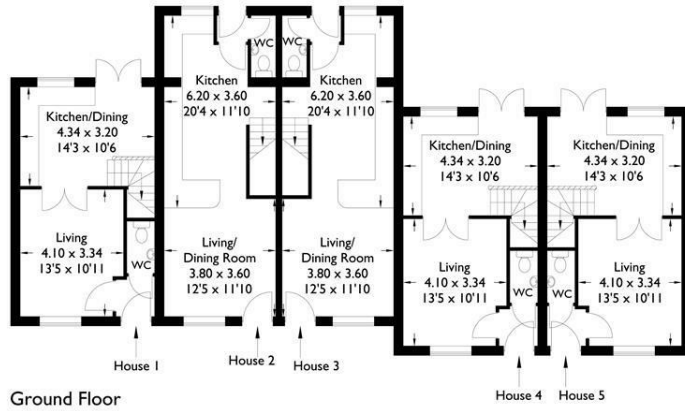


## Windy Ridge Development - Egton

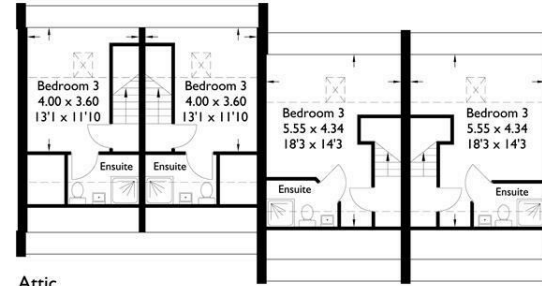
House 1 Approximate Gross Internal Area : 64.16 sq m. / 690.61 sq ft  
 House 2 Approximate Gross Internal Area : 79.86 sq m. / 859.60 sq ft  
 House 3 Approximate Gross Internal Area : 79.86 sq m. / 859.60 sq ft  
 House 4 Approximate Gross Internal Area : 88.24 sq m. / 949.80 sq ft  
 House 5 Approximate Gross Internal Area : 88.24 sq m. / 949.80 sq ft  
 Total : 400.36 sq m. / 4309.43 sq ft



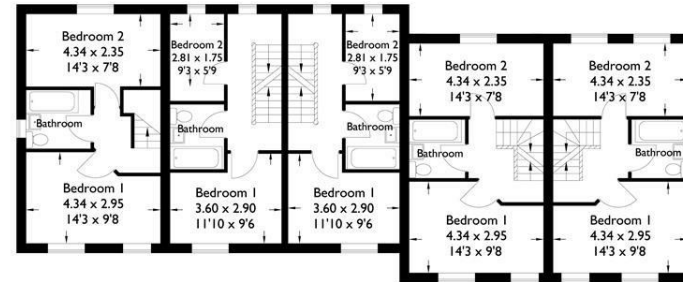
--- Restricted Head Height



Ground Floor



Attic



First Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.