



Building Plot Adj. to No. 79 Main Street, Hutton Buscel, Scarborough, YO13 9LN
Guide Price £120,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



Please note: The above photograph is a CGI image to give an indication of what the property could look like, once built.



For sale by Informal Tender, Your best offer, subject to contract, should be submitted to CPH Property Services, 19 St Thomas Street, Scarborough by noon on Friday 21st February 2025.

This is a fantastic opportunity to acquire a BUILDING PLOT measuring approximately 0.3 acres within the highly sought after village of Hutton Buscel. Full planning permission has been obtained to erect a 3 bedroom detached dwelling – with a detached garage, shared driveway, private parking and a generous garden.

Viewings are strictly by appointment only. In the event that multiple offers are received then a date for Best and Final Offers may be set.

The plot does have the capability to be connected up to mains sewerage, water, electric and gas (subject to the buyer negotiating the connections).

Decision No. NYM/2024/0239 - North York Moors National Park Planning Authority

There is a local occupancy clause linked to the North York Moors National Park, which is detailed in the decision notice. We advise that any interested parties speak with the National Park to check that they fit the criteria.

The attractive village of Hutton Buscel is set on the edge of the North Yorkshire Moors, approximately 6 miles west of Scarborough, just off the A170. A local bus serves the village, providing transport links into Scarborough Town Centre, Pickering and surrounding villages.

Viewings are strictly by appointment only. Call CPH to arrange a viewing today on 01723 352235 or visit our website www.cphproperty.co.uk

