



BUILDING PLOT CARLTON LANE, HELMSLEY, YORK, YO62 5HB

A small well situated development site with detailed planning consent for two detached Cottages

Development site

**detailed planning consent for
two attractive Cotta**

OFFERS IN EXCESS OF £200,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Detailed Planning Consent (Decision No. NYM/2024/0047) was granted on the 12th June 2024 for the ‘... the conversion of and extension to stone building to create one dwelling, demolition of outhouses and construction of a dwelling together with driveway, parking, amenity spaces and landscaping works’ on a good site within walking distance of Helmsley Market Place. The plot is on Carlton Lane and has a road frontage of some 15.75 metres, a depth of some 60 metres and a total area of about 690 square metres.

Carlton Lane is a short walk from the Market Place in Helmsley which is an excellent local centre as well as a popular tourist destination and there is a ready market for cottage properties. The town has excellent local shops and facilities, good Restaurants and Public Houses and attractions including Duncombe Park, the Walled Garden and the Helmsley Arts Centre.

General Information

General Remarks

Services: Mains water, drainage, gas and electricity are available close-by, but interested parties should make their own enquiries of the relevant local providers to ensure that satisfactory new connections are available.

Tenure: The Plot is freehold and vacant possession will be given on completion.

Planning: A copy of Planning Consent and all planning documentation is available from the Agents or by logging on to:

http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/folderview.aspx?type=NLPL_DC_PLANAPP&key=819209&iWgrnzsWW4I=aH8Pp24Bn4U=

Boundaries: The purchaser be responsible for all the boundaries.

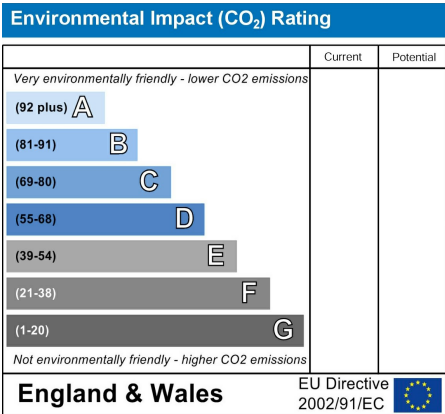
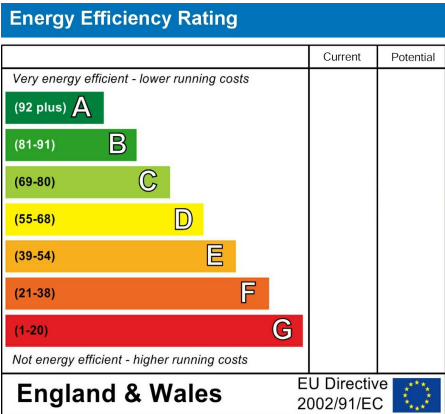
Viewing: Strictly by appointment with the Agents:

Rounthwaite & Woodhead 53 Market Place, Malton YO17 7LX.

t: 01653 600747

e: malton@rounthwaite-woodhead.co.uk

Accommodation



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

Rounthwaite  Woodhead