

Land at Station Road, Middleton on the Wolds

East Riding of Yorkshire, YO25 9UQ



Key Highlights

- Outline Planning Permission for residential development of up to 40 dwellings
- Approx. area of 1.59 hectares (3.93 acres)
- Well serviced and popular village
- Technical & Planning Dataroom: <https://savillsglobal.box.com/v/Middleton-on-the-Wolds>
- **Offers invited by 11th November 2022**

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Location

The site is located in Middleton on the Wolds, a picturesque village situated approximately 7 miles north-east of Market Weighton, 8 miles south west of Drifffield and 9 miles north of Beverley in the county of East Yorkshire. There are a range of village services and facilities, including a Church of England Primary School and the Robin Hood Inn. The 2011 census identified 825 inhabitants in Middleton on the Wolds. The city of York is located approximately 23 miles west of the site.

The site itself is located at the north east of the village, immediately off Station Road, which provides direct access for vehicles, bicycles and pedestrian to the centre of the village. Middleton on the Wolds is a rural village that enjoys a good range of local services and amenities that predominantly cater for families, commuters and retirees alike.

Description

The subject site area is approximately 3.93 acres gross (1.59 Hectares), as outlined in red on the indicative site plan below. The site is currently vacant agricultural land. To the west and south of the site lies existing residential development, with the old railway line running along the northern boundary with further residential development beyond. Beyond the eastern boundary lies open agricultural fields. The topography of the site slopes gently from north to south.

Planning

The development site has recently secured an Outline Planning Permission for residential development of up to 40 dwellings (Access to be considered), with all other matters (appearance, landscaping, layout and scale) to be considered at the reserved matters stage. The Permission accounts for a provision of 25% Affordable Housing and policy compliant S.106 contribution - Ref: 21/02765/STOUT dated 14/7/2022.

Tenure

The site is registered under title number YEA76784. The site is for sale freehold with vacant possession on completion.

Existing Wayleaves, Easements and Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars. Access and Service provision will be required to service the vendor's adjoining land which includes Phase 2 residential land and Woodland.

Technical Information

All planning and technical information is available to interested parties through a data room at:

<https://savillsglobal.box.com/v/Middleton-on-the-Wolds>

The suite of information includes:

- Transport
- Ecology
- Archaeological
- Flood Risk & Drainage Assessment
- Ground Investigation Reports
- Utilities Assessment
- Arboricultural
- Topographical

VAT

The vendor reserves the right to charge VAT.

Method of Sale

The site is offered for sale by informal tender. The deadline for expression of interest is **Midday on Friday 11th November 2022** offers should be submitted to Matthew Jones mjones@savills.com & Joshua Franklin jfranklin@savills.com.

Viewing

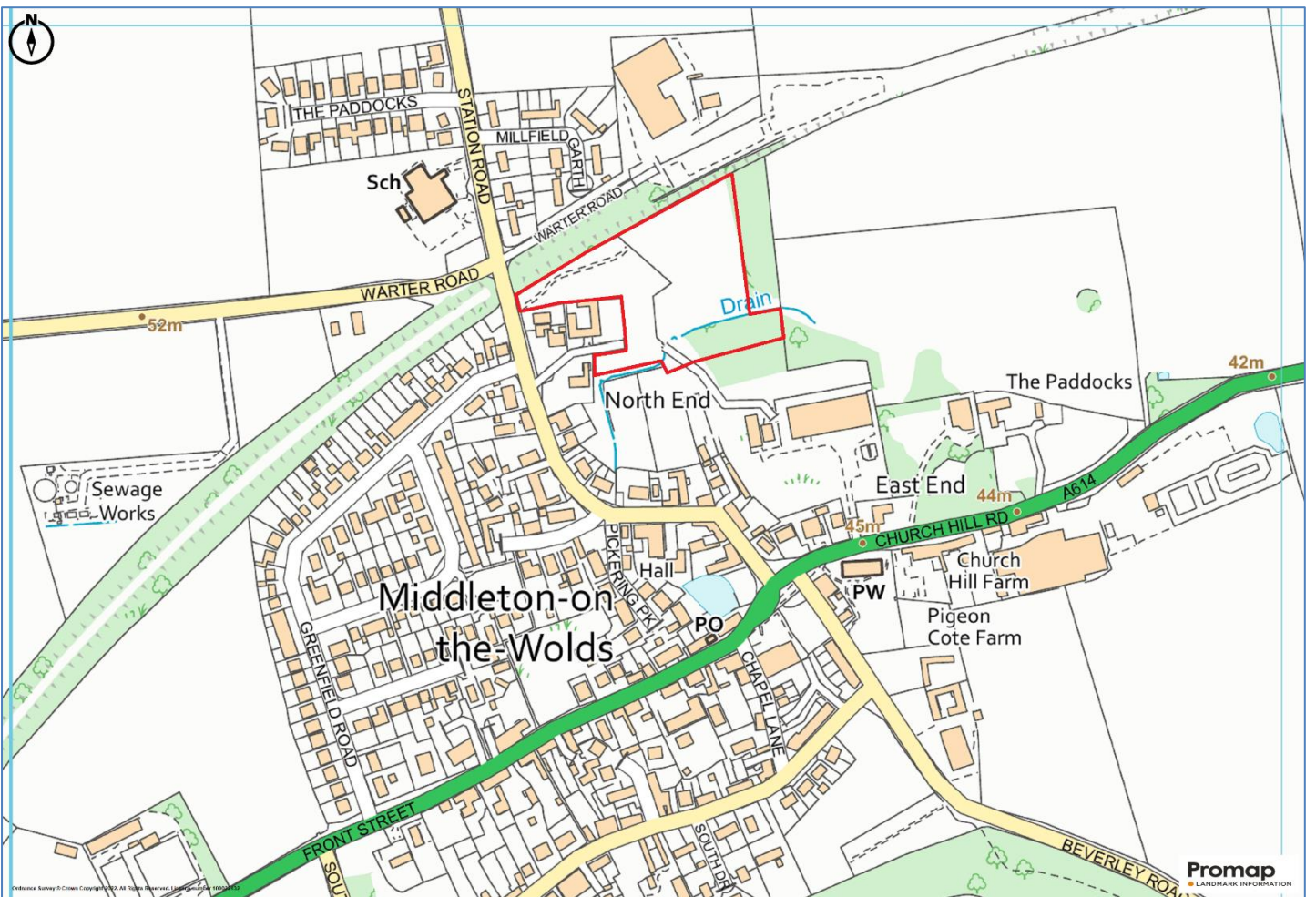
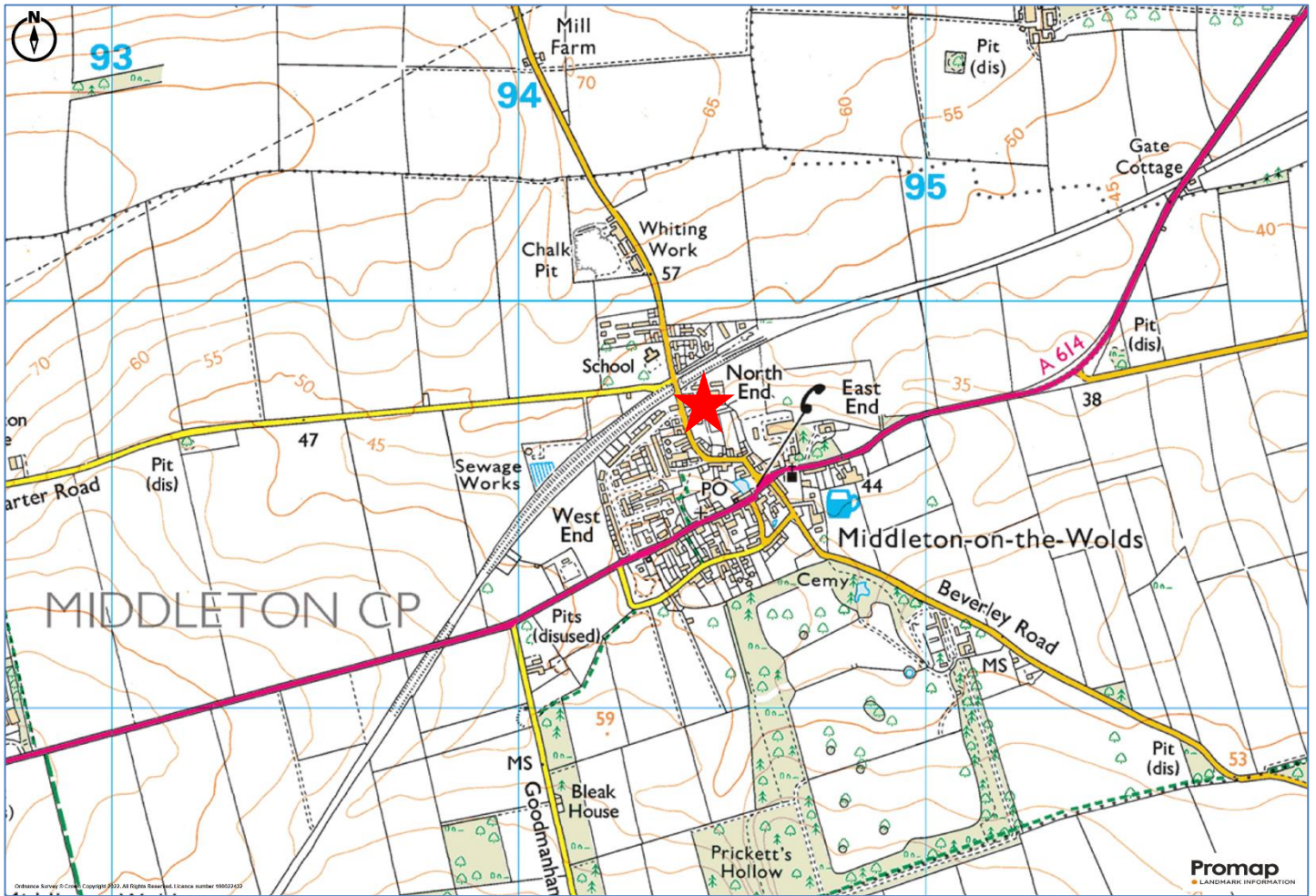
Viewing is **strictly** by appointment with the agents.

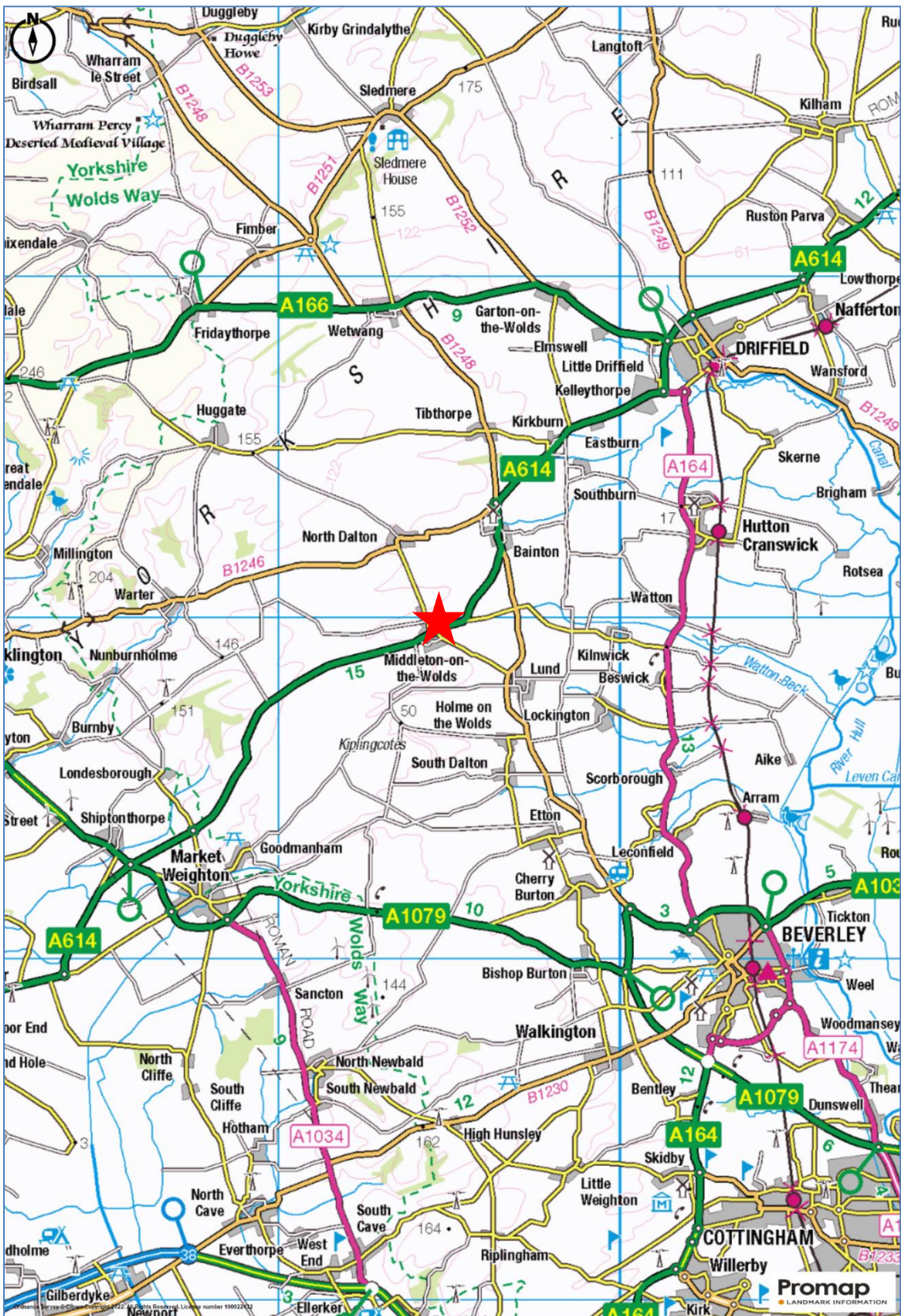


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Not to scale

Contact

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