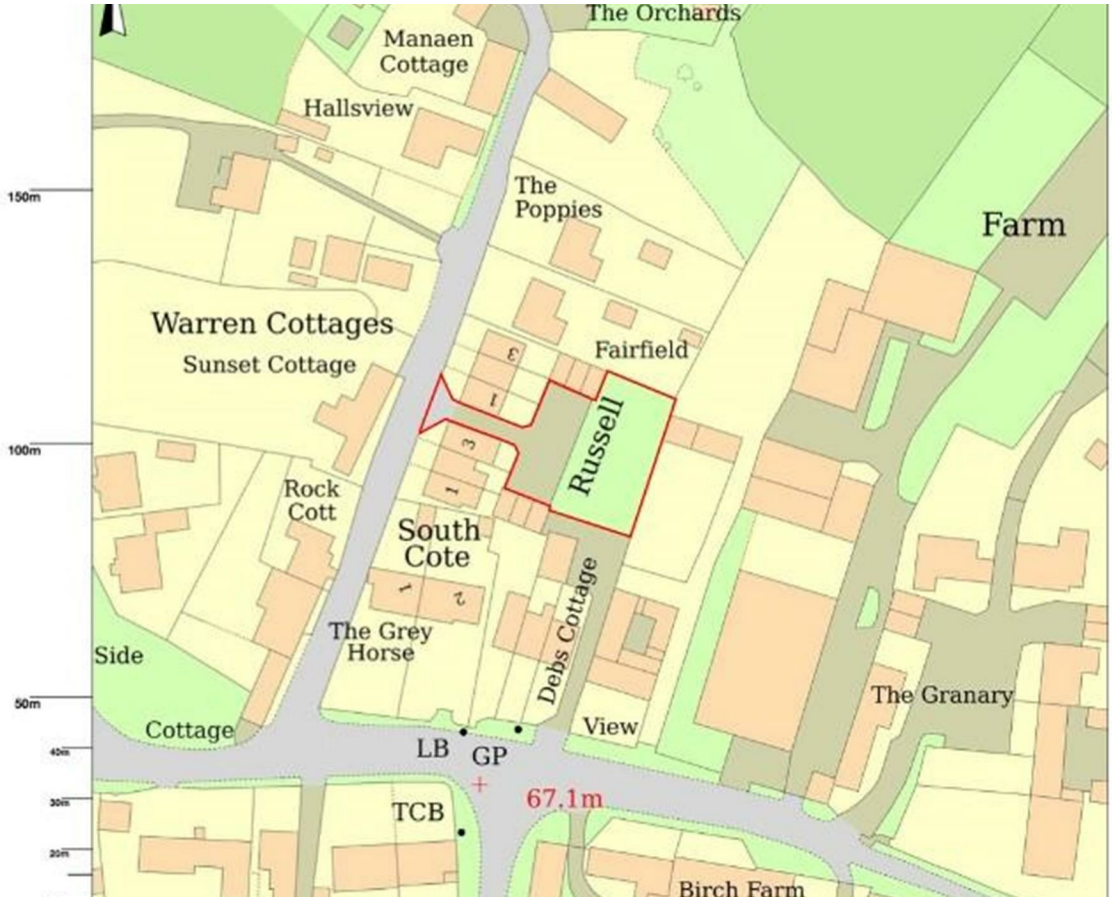
ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040









LAND JUST OFF WAPPING LANE, GREAT EDSTONE, YO62 6PD

An area of land with 'Permission in Principle' granted to build a single dwelling located in the very centre of this popular village

PRICE GUIDE: £75,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Great Edstone lies approx. 3 miles to the south of Kirkbymoorside; a hill village of mainly traditional farmsteads and cottages interspersed with only a handful of conversions and new builds. Views from Great Edstone couldn't be better spanning the North York Moors National Park, the Yorkshire Wolds and the Howardian Hills Area of Outstanding Natural Beauty. What the village lacks in amenity can be found in Kirkbymoorside; just 5 minutes in the car, where all the usual Market town amenities are on hand, together with a reputable primary school. Senior schools include Ryedale at Nawton and Lady Lumley's in Pickering. 12 miles to the south lies the bustling Market town of Malton from where there are road and rail links to the City of York.

In September 2026 the current owners were granted 'permission in principle' (PIP), on a piece of land in the centre of the village, that has been in the family for some years. With this PIP an interested party could purchase this plot with a confidence that they will be able to construct a single dwelling subject to the informatives stated on the permission (ZE26/00331/PIP) and approved planning consent. Access to the plot is in between the two rows of cottages on Wapping Lane and across the tarmacadam area. The site has a pleasant stone wall Eastern boundary, wood panelling to the North and natural beech hedging to the remainder. There is currently a gated access to the plot on it's Western side and the has an area of approximately 0.05 hectaires (converted to 0.124 acres)

General Information

Services: The village is served by mains water, electricity. There is connection to mains drains.

Tenure: We are advised by the Vendors that the land is freehold and that vacant possession will be given upon completion.

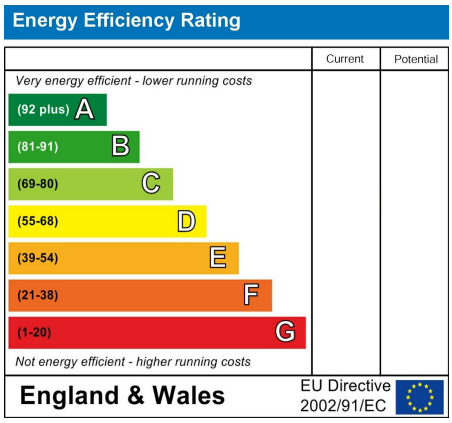
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Tel: 01751472800

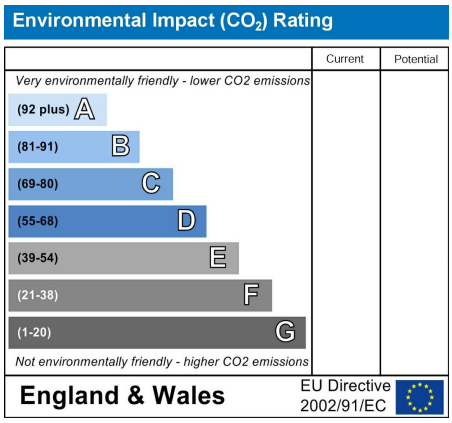
Directions: Travelling along the A170 from Kirkbymoorside in an Easterly direction take the right turn onto Malton Road signposted to Great Edstone, after approximately 1 mile take the first available right turn and continue along this country lane until reaching the village. On entering Great Edstone follow the road around the first left corner and then take a left hand turn onto Wapping Lane; which is a no through road. After approximately 100 yards there are two brick built terraces (Russell & Warren Cottages). The access drive to the plot is in between the two terraces. What3Words - ///hockey.busy.provider





Accommodation









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