



Main Street
Wheldrake, York
YO19 6AB

£200,000



A rare opportunity to acquire an iconic four storey water tower set within a generous plot in the highly sought after village of Wheldrake, with full planning permission granted to create a truly exceptional family home.

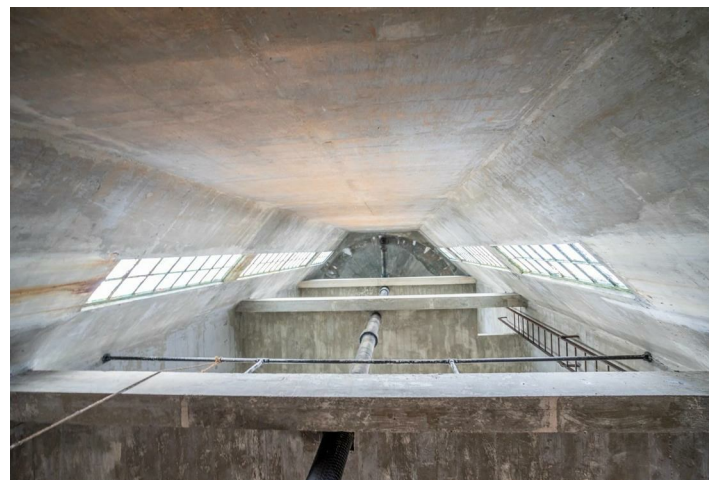
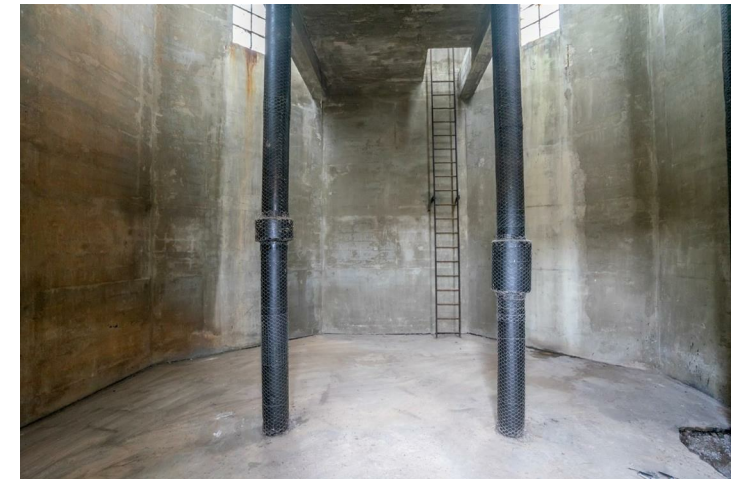
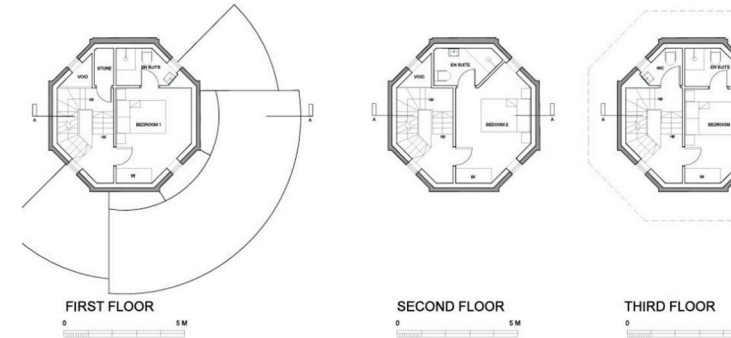
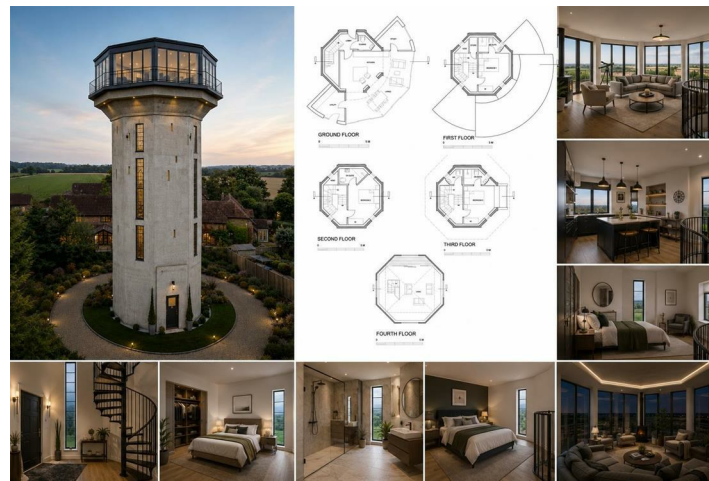
Wheldrake is a popular and well served village offering a range of local amenities, highly regarded primary schooling and excellent transport links to York and beyond. The village also falls within the catchment area for the Ofsted rated ****Outstanding**** Fulford Secondary School, making it an extremely desirable location.

Planning permission has been granted under application ****25/02437/FUL**** for the conversion of the water tower into a striking three bedroom residence.

The approved design creates a unique home arranged over four floors, featuring an impressive extended ground floor with an open plan dining kitchen, three double bedrooms each benefiting from their own en suite bathroom, and a spectacular fourth floor living room positioned to enjoy far reaching views across the surrounding countryside. Externally, the plans include a generous private garden together with a detached double garage.

As part of the planning process, a comprehensive structural survey was undertaken and is publicly available via the City of York planning portal. The report concludes there is no evidence of structural movement and confirms that, subject to the recommended concrete repair works, the tower is considered structurally sound for redevelopment.

The property has been owned by the current vendor for over fourteen years and is offered with vacant possession. Vehicle access is via 54A Main Street. Viewing is strictly by appointment only.

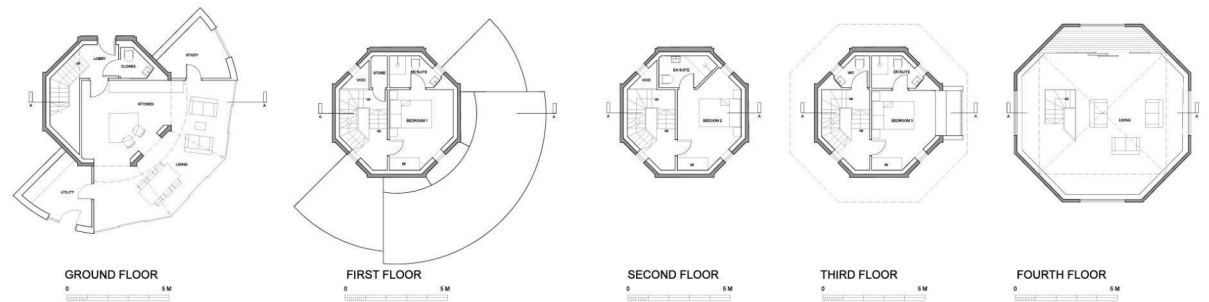




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Freehold
Council Tax Band -

- Planning Permission Granted
- Former Water Tower
- 25/02437/FUL
- Three Bedrooms, Two Bathrooms, Ground Floor Extension, Double Garage
- Sought After Village
- Four Storeys High
- Large Plot



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