Building Plot, Main Street, Bishop Wilton, YO42 1SR
£175,000



A rare opportunity to acquire a development site with the benefit of full planning permission for two detached three-bedroom homes in the highly sought-after village of Bishop Wilton.

Situated to the rear of 64 and 65 Main Street, the site is accessed via an unadopted lane linking Main Street and Park Lane. The approved scheme comprises two thoughtfully designed detached homes, each extending to approximately 1,300 sq ft over two floors and benefiting from south-facing rear gardens and two private off-street parking spaces.

The site extends to approximately 0.17 acres, offering around 130 ft (40 m) of frontage onto the access lane, with a maximum depth of approximately 65 ft (20 m) and a minimum depth of approximately 36 ft (11.2 m). Full planning permission is already in place, allowing purchasers to commence development without the uncertainty of securing consent.

rightmove

www.clubleys.com

ZOOPLA

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

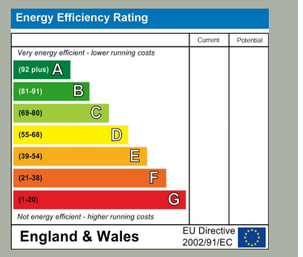
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

LOCATION

Ranked among the Sunday Times Top 20 Secret Villages to Live In, Bishop Wilton is a highly picturesque village set within the rolling countryside of the Yorkshire Wolds. The village enjoys a strong sense of community and is well served by a popular public house, primary school, parish church, village shop and café,

PLANNING APPROVAL

Full planning consent was approved on 25th November 2025 under Application No: 25/02635/PLF for the Erection of 2 dwellings with associated parking and landscaping. Copies of the Notice of Decision and approved plans are available for download from the East Riding of Yorkshire council public access website by entering the postcode or the planning reference number given above.

WAYLEAVES, EASEMENTS AND RIGHT OF WAY

We are not aware of any wayleaves, easements or rights of way. The land is sold subject to and with the benefit of all Rights of Way, Easements and Wayleaves whether referred to in theses particulars or not.

TENURE

Freehold with Vacant Possession.

GUIDE PRICE

The land is offered with a guide price of £175,0000

VIEWINGS

Viewing is strictly by appointment via the selling agents.

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