



RESIDENTIAL BUILDING PLOT / JULIA PICK CLOSE
WANSFORD, DRIFFIED, EAST YORKSHIRE, YO25 8NT

Cundalls



RESIDENTIAL BUILDING PLOT / JULIA PICK CLOSE WANSFORD DRIFFIELD EAST YORKSHIRE

Driffield 3 miles, Beverley 15 miles, Malton 16 miles, York 31 miles (All distances approximate)

RESIDENTIAL BUILDING PLOT

- An attractive single building plot situated in an exclusive development of two other dwellings
- Approved plans for a 3 bedroom dormer bungalow with double garage
- Approved plans are for: Ground floor: Entrance Hall, Living Room, Dining Room, Kitchen, Utility, Bedroom with En-suite
First Floor: Two En-suite Bedrooms
Integral Double Garage
- Situated in around 0.13 acres
- Services ready for connection from adjacent new development (mains water, mains electric and mains drainage)
- Outline Planning Consent approval: 19/02653 and Reserved Matters approval: 20/02218/REM
- Attractive settlement in the centre of the village.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £125,000

DESCRIPTION / BACKGROUND

A rare opportunity to purchase a single residential building plot for a 3 bedroom property situated within an exclusive residential development comprising one other bungalow and a barn conversion (*both of which have been reserved / sold*)

The property is situated in the former farmstead of Manor Farm, Wansford which as part of the approved planning consent received permission for an exclusive small development of two new build dwellings and a barn conversion and the former farm buildings adjacent have now been demolished and site cleared.

The approved accommodation shows the property will comprises a spacious dormer bungalow and will provide the following accommodation:

- Ground floor: Entrance Hall, Living Room, Dining Room, Kitchen, Utility, Bedroom with En-suite
- First Floor: Two En-suite Bedrooms
- Integral Double Garage

The property will have a nice sized plot with grounds to all side, an integral garage and rear south facing garden with an open country outlook.

The sale provides a unique opportunity to develop a residential dwelling and services are on site ready to connect and the fabric of the building is understood to be sound.

Please see overleaf the approved plans and please note a Planning Pack is available for those requiring more details.

LOCATION

The plot is situated within the former Manor Farm farmstead situated centrally within Wansford village, near Driffield within the East Riding of Yorkshire.

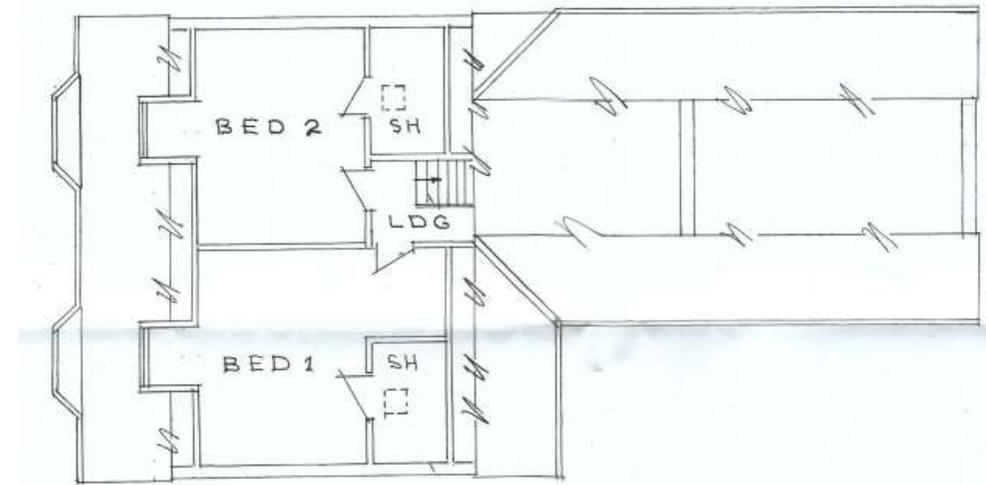
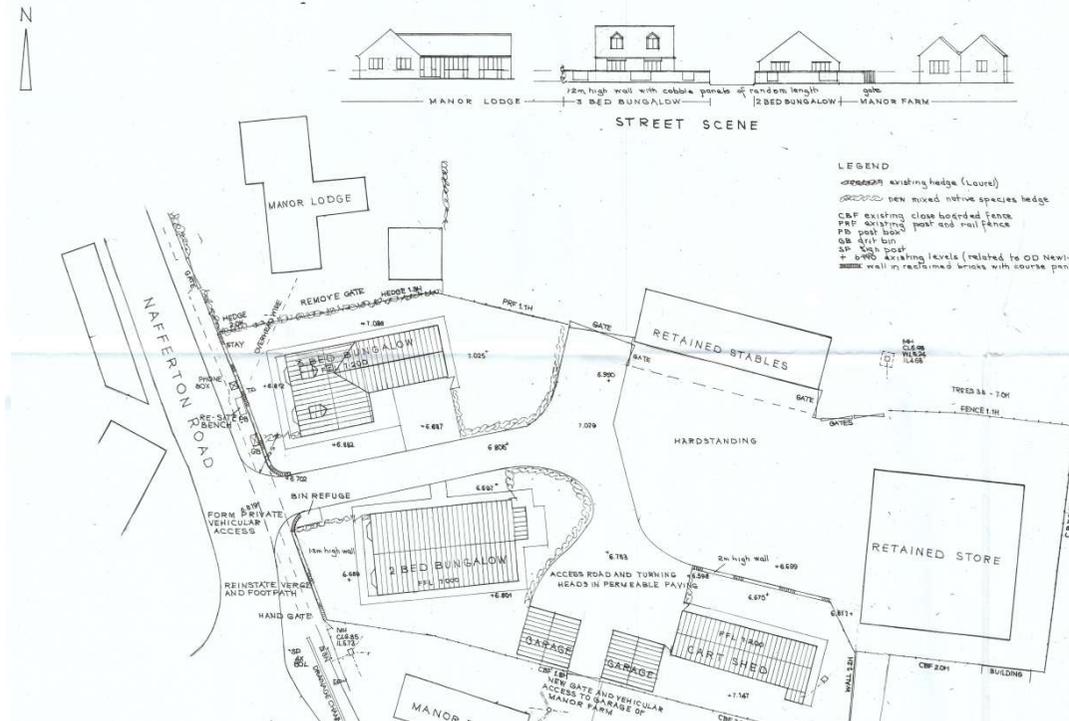
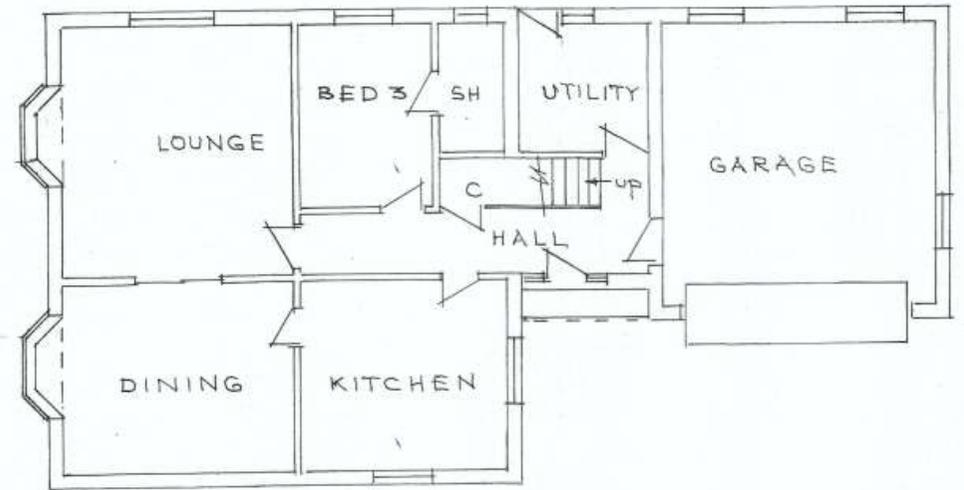
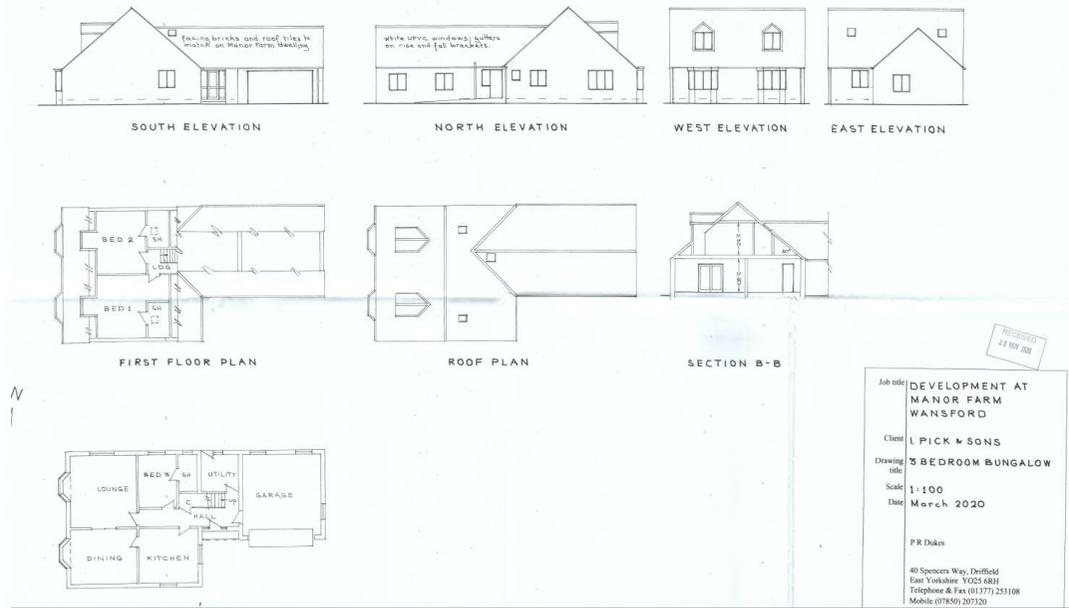
Wansford is an attractive small rural village with a public house and both the Driffield Canal and Driffield /West Beck flow through the village.

The market town of Driffield is only 3 miles distant and provides a wide range of services and amenities including schools, supermarkets, shops, public houses, restaurants, train station, sporting and recreational activities.

The property can be identified by a Cundalls for sale board.



APPROVED PLANS



GENERAL INFORMATION - REMARKS & STIPULATIONS

PLANNING PACK

A full planning pack is available to be sent via email link or can be inspected by prior appointment at Cundalls Malton office:

The planning pack includes the following documents:

- *Outline approval 19/02653/OUT*
- *Reserved matters approval: 20/02218/REM*
- *Ecological Appraisal*
- *Approved drawings including floorplans and elevations*
- *Approved site plan*
- *Risk assessment and Method statement*

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no rights of way or footpaths crossing the property.

Please note as part of the wider development a new access is to be developed from Nafferton Road. This road will lead onto a private shared driveway serving the subject property and the two other dwellings. It is understood the road will be a tarmac road and that a full right of way for all times and all purposes will be granted to the subject property. We understand that maintenance will be shared equally between the properties,

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole.

If you have queries on the sale of the property then please contact Tom Watson FRICS on 01653 697820 or tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains water, electric and drainage all available on site (subject to connections).
Council Tax:	Not listed yet
Planning:	East Riding of Yorkshire County Council. 0482 393 872
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing:	In daylight hours with set of sales particulars, unaccompanied at own risk, having first informed the agents Malton office. Telephone 01653 697820
Guide Price:	£125,000

NOTICE:

Details prepared July 2025. Photos 2022.

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the Agents employment has the authority to make or give any representation or warranty in respect of the property.



