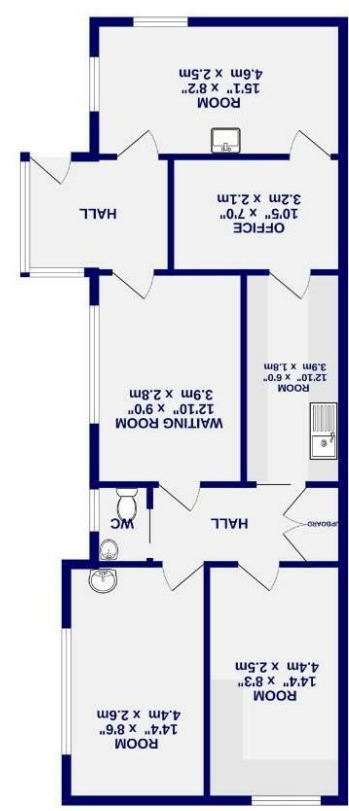
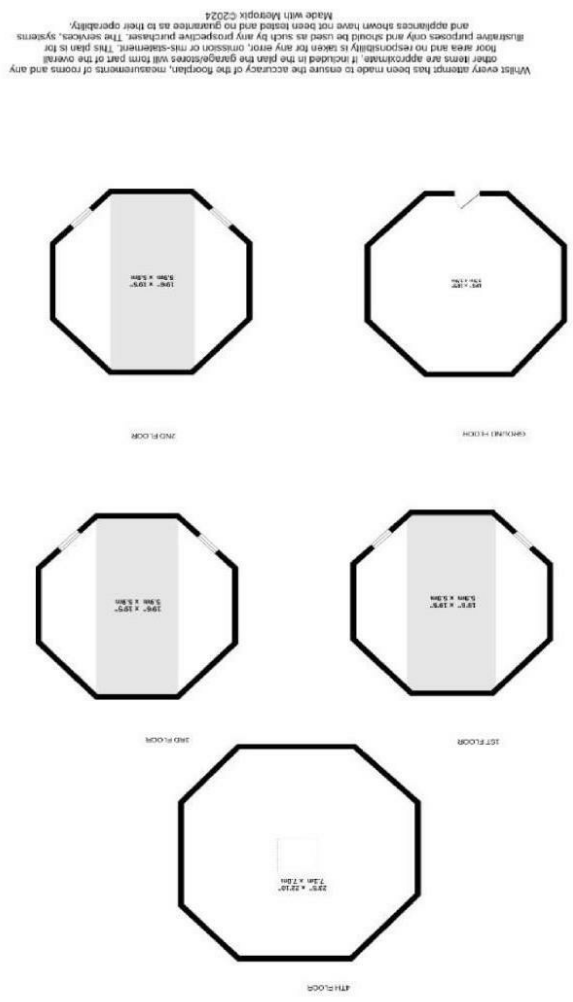




Main Street Wheldrake, York YO19 6AB

Freehold
Council Tax Band -

- Planning Permission Granted
- Former Water Tower & Doctors Surgery
- Potential For Conversion Subject To Planning
- Planning for a Two Bedroom Detached Bungalow and A Three Bedroom Water Tower.
- Planning Reference **25/02437/FUL**
- Four Storeys High
- Large Plot



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Main Street
Wheldrake, York
YO19 6AB

£425,000



A unique opportunity to acquire a detached former doctor's surgery and an iconic four storey water tower, occupying a substantial plot in the highly sought after village of Wheldrake.

Wheldrake offers an excellent range of local amenities, highly regarded schools and convenient 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 exceptionally desirable location.

Planning permission has been granted under application ****25/02437/FUL**** for the conversion of both buildings into individual residential dwellings.

The approved plans transform the former doctor's surgery into a stylish two bedroom detached bungalow with an entrance hallway, utility room, open plan living dining kitchen, two double bedrooms and two bathrooms.

The former water tower has consent to become a spectacular three bedroom home, featuring an extended ground floor open plan dining kitchen, three double bedrooms each with an en suite bathroom, and a stunning fourth floor living room designed to enjoy panoramic countryside views. Externally, the plans include a generous private garden and a detached double garage.

A comprehensive structural survey was commissioned as part of the planning process 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.

Offering an exceptional opportunity to create two bespoke homes, including one of the area's most distinctive residential conversions, the property is offered with vacant possession. Viewing is strictly by appointment only.

