



Land Adjacent Of Church Farm, Church Hill, Reighton, Filey, YO14 9RX

- Elevated residential building plot
- Detached four-bedroom dwelling
- Double garage (approx. 36 sqm)
- Open outlook across countryside towards the coastline
- Permitted Development rights removed By North Yorkshire Council
- Approved planning permission granted
- Approx. 165–175 sqm including garage
- Private lane access from Church Hill
- No holiday letting or business use allowed

Guide Price £150,000



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DESCRIPTION

An elevated residential building plot with approved planning permission for a detached four-bedroom dwelling with double garage, situated within the village of Reighton between Filey and Bridlington on the Yorkshire coast.

The approved dwelling extends to approximately 165–175 sqm including garage and comprises a generous kitchen/dining space, separate lounge, four bedrooms, two en-suite shower rooms and family bathroom, together with a double garage of approximately 36 sqm.

The plot occupies an elevated position within the village and benefits from open outlooks across surrounding countryside towards the coastline. The approved dwelling has been designed to take advantage of its setting.

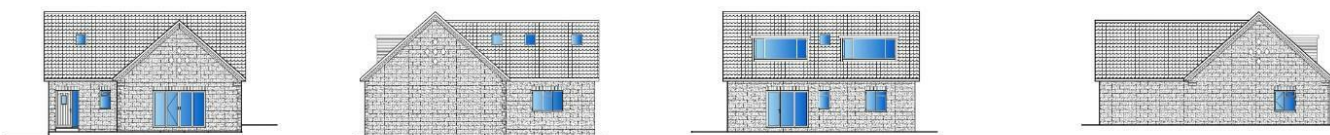
The site is accessed via a private lane from Church Hill. The purchaser will benefit from rights of way over the access lane, subject to shared maintenance arrangements.

The property comprises the whole of Title Number NYK438804 (Title Absolute) and part of Title Number NYK436472 (Title Possessory).

The sale is subject to restrictive covenants including completion of the build within three years, occupation as a main residence (unless purchased by a builder for resale), no holiday letting or commercial use, and construction strictly in accordance with the approved plans. Permitted Development rights have been removed by North Yorkshire Council.





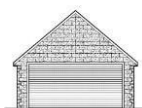


Front Elevation (West) 1:100

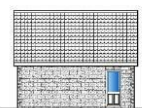
Side Elevation (North) 1:100

Rear Elevation (East) 1:100

Side Elevation (South) 1:100



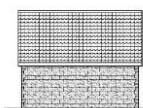
Front Elevation (West) 1:100



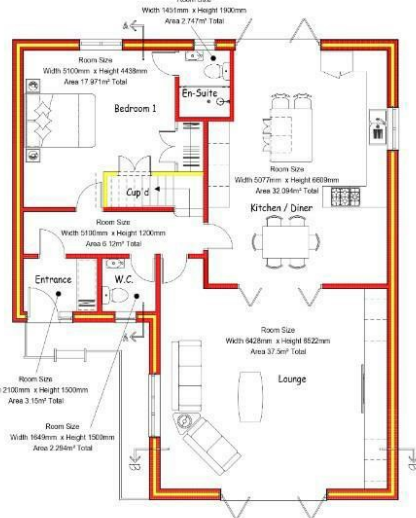
Side Elevation (South) 1:100



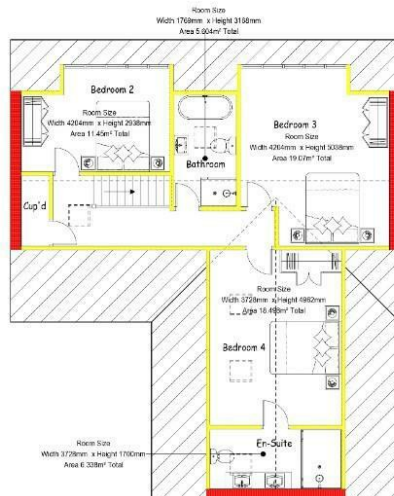
Rear Elevation (East) 1:100



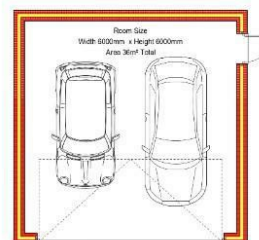
Side Elevation (North) 1:100



Ground Floor Plan (1:50)



Loft Plan (1:50)



Double Garage Plan (1:50)

PLANNING APPLICATION

Viewings

Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.