

RICHARDSON & SMITH

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BUILDING PLOTS AT PROSPECT HILL FARM, FROBISHER DRIVE, WHITBY

Whitby Town Centre ½ mile



**A BUILDING SITE WITH PLANNING
APPROVAL FOR THE
CONSTRUCTION OF 2 DETACHED 4
BEDROOM FAMILY HOMES WITH
SOUTH FACING VIEWS OVER
RUSWARP FIELDS UP TO THE
COUNTRYSIDE OF THE NATIONAL
PARK BEYOND.**

**Offers in excess of:
£400,000**



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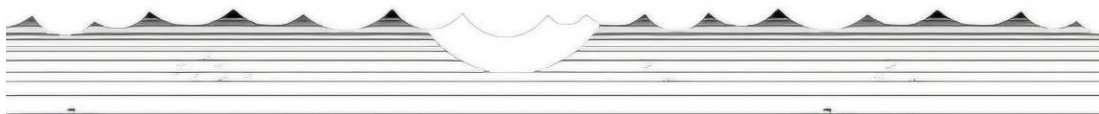
Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



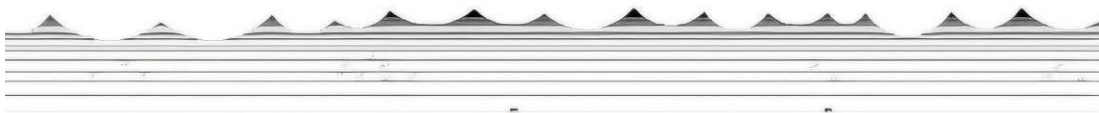
Block Plan



Front Elevation - S



Side Elevation - W



Rear Elevation - N



Side Elevation - E



View from the site

PARTICULARS OF SALE

This development site has potential for the building of two stylish, detached, 4 bedroom homes each with detached garages. The designs of the houses are striking making the most of the long aspect to the south over Ruswarp Fields. There are connections to mains services on the site from a former property that stood on the site.

USEFUL TELEPHONE NUMBERS

North Yorkshire Council: Tel 01723 232323 www.northyorks.gov.uk

GENERAL REMARKS

Viewing: Viewings by appointment only. All interested parties should discuss any specific issues that might affect their interest, with the agents prior to making an appointment to view this property.

Services: It is understood that mains sewerage, water, gas and electricity is available to the site. Buyers should check the availability and adequacy of services for themselves.

Directions: The site lies to the west of Prospect Hill Farmhouse at the end of Frobisher Drive. From the town centre, head up Bagdale and turn left at the mini-roundabout rising up Hanover Terrace. Turn right at the traffic lights onto Mayfield Road and then take the first left turn onto Pembroke Way. Then take the second left turn onto Anchorage Way and Frobisher Drive is the first road to your right.

Post Code: YO21 1LT

Tenure: Freehold

PLANNING

The original application for development - Ref: ZF23/00828/FL, was refused by North Yorkshire Council with a notice dated 12 July 2024.

The owners obtained consent for development, on appeal, on 2nd April 2025. The permission allows for the development of 2 detached properties. Appeal Ref: APP/U2750/W/24/3356869

Copies of the appeal decision notice, plans, etc are available from our offices, or from the North Yorkshire Council website. Simply go to the planning section and then click on the button to search for planning applications and then enter the planning reference above, or click on the following link:

<https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RUG6E3NSK1M00>



Ground Floor Plan



First Floor Plan

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

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***Call us for a free appraisal of your
property if you are considering selling***



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