

0.51 ACRES OF LAND

THWING, DRIFFIELD, EAST RIDING OF YORKSHIRE, YO25 3DX

CUNDALLS

EST 1860





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Driffield 7 miles | Bridlington 11 miles | Malton 16 miles | York 32 miles (all distances approximate)

ATTRACTIVE EDGE OF VILLAGE PARCEL OF LAND

- Set on the northern edge of Thwing village
- Direct access off Church Lane
- Enclosed by mature trees, hedgerows and fencing
- Adjoining village properties and the parish church
- Amenity, lifestyle and long-term investment appeal

For Sale by Private Treaty:

GUIDE PRICE £40,000

DESCRIPTION / BACKGROUND

A rare opportunity to acquire an attractively positioned parcel of land extending to approximately 0.51 acres (0.21 hectares), situated on the edge of the popular Wolds village of Thwing.

The land occupies a well-defined and enclosed plot, bordered by a combination of mature trees, hedgerows and established boundaries, providing a good degree of privacy and shelter. The parcel is positioned immediately adjacent to existing village properties and the parish church, creating a strong sense of connection to the village whilst retaining a semi-rural character.

The land has recently been selectively cleared and opened up, as shown in the accompanying photographs, revealing a gently sloping and usable parcel which lends itself well to amenity use, informal recreation, woodland regeneration or lifestyle purposes, subject to the necessary consents.

Although the land is not currently allocated for development within the East Riding Local Plan, its village-edge location may be of interest to a wide range of purchasers, including local residents, hobby farmers, amenity buyers and longer-term investors, with any future change of use remaining subject to planning consent.

LOCATION

Thwing is an attractive and well-established Yorkshire Wolds village, surrounded by gently rolling open countryside and renowned for its rural charm and strong community character.

The village is conveniently located approximately 7 miles north of Driffeld, which provides a comprehensive range of services and amenities including supermarkets, schooling, leisure facilities and rail connections. The coastal town of Bridlington lies around 11 miles to the East, offering further retail, leisure and transport links, while the market town of Malton and the historic city of York are also readily accessible.

The surrounding area is characterised by productive arable farmland and open Wolds landscape, offering an appealing rural setting whilst remaining well connected to the wider region. This balance of countryside location and accessibility makes Thwing particularly popular with those seeking amenity land and lifestyle opportunities within an established village environment.



DEVELOPMENT CLAWBACK CLAUSE

The sale will not be subject to an overage /development clawback agreement in favour of the current vendor.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

TENURE

The property is offered Freehold with vacant possession upon completion.

VIEWING

Viewings are strictly by prior arrangement and may be undertaken unaccompanied, having first informed the vendors’ agents.

SERVICES

There are no known mains services connected to the land. Interested parties should make their own enquiries regarding the availability and cost of any services.

ACCESS

The land benefits from direct access off Church Lane, a publicly maintained highway, providing straightforward and convenient access.

BOUNDRIES

The land is bounded by a mixture of fencing, hedgerows and mature trees. The vendor will sell such interest as they have in the boundaries, which are subject to verification by the purchaser.

GENERAL INFORMATION

Services:	None
Planning:	East Riding of Yorkshire Council
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697 820
Guide Prices:	Guide Price £40,000



Details and photographs prepared December 2025. All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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 this firm’s employment has the authority to make or give any representation or warranty in respect of the property.





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