AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

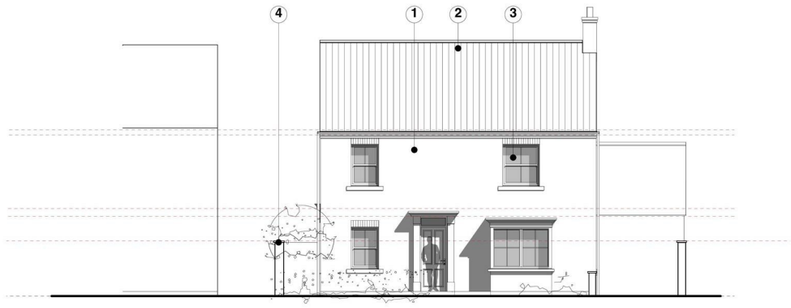
AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

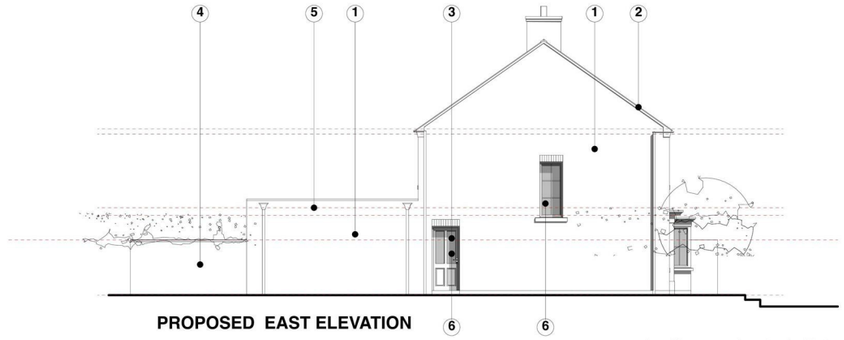
Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Building Plot, Worsendale Road, Bishop Wilton, YO42 1ST
£185,000

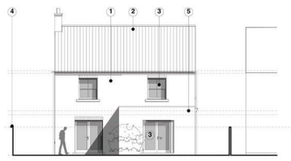


PROPOSED NORTH ELEVATION

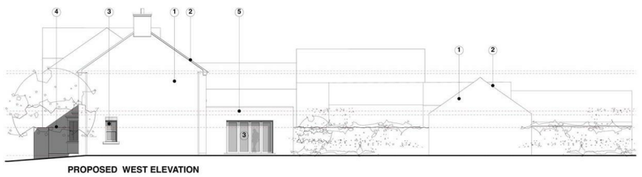


PROPOSED EAST ELEVATION

KEY TO MATERIALS:-
1. Proposed facing brick
2. Proposed pantile roofing
3. Proposed timber painted windows and doors
4. Proposed brick boundary wall 1.8m high
5. Proposed GRP flat roof
6. Privacy glass to stair window and door

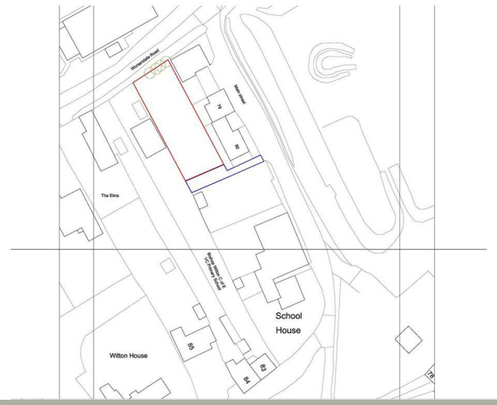


PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

KEY TO MATERIALS:-
1. Proposed facing brick
2. Proposed pantile roofing
3. Proposed timber painted windows and doors
4. Proposed brick boundary wall 1.8m high
5. Proposed GRP flat roof
6. Privacy glass to stair window and door



We are delighted to offer this fantastic development opportunity situated in this picturesque and highly sought after village of Bishop Wilton. The plot stands on approximately 536.2 square meters (0.14 of an acre) and benefits from FULL PLANNING CONSENT APPROVAL for ONE four bed detached dwelling and a detached double garage.

The approved dwelling provides approximately 1600 square foot of accommodation over two floors with a 193 square foot detached double garage.

Worsendale Road lies to the northern edge of Bishop Wilton and is a quiet village road which also provides access to the village hall and playing fields.

Full details of the planning consent granted by The East Riding of Yorkshire Council can be viewed under reference 25/03097/PLF.

For further information please contact the selling agents.

rightmove
www.clubleys.com
ZOOPLA

LOCATION
Ranked among the Sunday Times Top 20 Secret Villages to Live In, Bishop Wilton is a highly picturesque village set within the rolling countryside of the Yorkshire Wolds. The village enjoys a strong sense of community and is well served by a popular public house, primary school, parish church, village shop and café,

PLANNING APPROVAL
The application was approved on the 15th January 2026.
Erection of dwelling and detached double garage and construction of new vehicular access

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
We are not aware of any wayleaves, easements or rights of way. The land is sold subject to and with the benefit of all Rights of Way, Easements and Wayleaves whether referred to in theses particulars or not.

TENURE
Freehold with Vacant Possession.

GUIDE PRICE
The land is offered with a guide price of £200,0000

VIEWINGS
Viewing is strictly by appointment via the selling agents.

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

