

Plot 2, Cawood Road, Wistow

£440,000

Stephensons
estate agents & chartered surveyors

Cawood Road, Wistow YO8 3XB

Est. 1871

£440,000

Danum Homes presents a rare opportunity to own one of just ten individually crafted residences, set within the prestigious village of Wistow, bordering York & Selby.

The Vines, Wistow

Construction is now underway on Plot 2 – The Guelder, an impressive contemporary detached dwelling thoughtfully designed to combine modern living with practical comfort. Occupying a generous plot and complemented by a single garage, this exceptional home offers well-proportioned accommodation in an attractive village setting.

The Vines is an exclusive development of just 10 individually designed detached homes, situated within the sought-after village of Wistow. Surrounded by open countryside and farmland, the village enjoys a peaceful rural setting whilst remaining conveniently positioned less than three miles north of Selby, approximately 12 miles from York, and 23 miles from Leeds.

Sustainability has been a key consideration throughout the design and specification of each home. Advanced air source heat pump technology, high-performance insulation, double-glazed windows and electric underfloor heating to the house bathroom and en-suite combine to deliver excellent energy efficiency alongside year-round comfort.

The high-quality specification includes as standard quartz worktops, landscaped and lawned gardens to both the front and rear, and an EV charging point, ensuring each home is as practical as it is stylish.

Developments of this nature are exceptionally rare within Wistow, where opportunities for new residential development are few and far between. As one of the first significant residential schemes to be delivered in the village for over two decades, The Vines presents a unique opportunity to acquire a thoughtfully designed, energy-efficient home within an exclusive collection of just ten properties. Combining modern living with quality craftsmanship, it offers an enviable lifestyle in one of the area's most sought-after village locations.

Construction of The Vines is now in progress, with completion of the development anticipated around early spring 2027.



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Tenure: Freehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected. Heating is serviced via an Electric Air Source Heat Pump
Broadband Coverage: Up to TBC* Mbps download speed
EPC Rating: TBC
Council Tax: North Yorkshire Council Band 'TBC'
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

Wistow
Home to a close-knit community of around 1,400 residents, Wistow captures the essence of village life with its traditional pub, Methodist church, tennis club and highly regarded Church of England primary school, along with two local nurseries. The village is steeped in history, with the impressive All Saints Church standing at its heart, a Grade I listed landmark with origins dating back to the Norman period.

The surrounding countryside offers a wealth of rural pursuits right on the doorstep, excellent for walking or cycling, while nearby Selby offers a wide range of independent retailers, supermarkets, leisure facilities and everyday amenities. A regular bus service connects the village to Selby & York, providing stress free travel days to one of Yorkshires most historical and picturesque cities.

Danum Homes
The Vines is being delivered by an established and award-winning developer with a long-standing reputation for quality craftsmanship and attention to detail. Specialising in bespoke homes, residential developments, and commercial projects, they have built an enviable reputation for creating properties that combine thoughtful design with exceptional build quality.

Every home is constructed by a highly skilled team of architects, designers and tradespeople who share a commitment to delivering the highest standards at every stage of the building process. This dedication to quality has been recognised through numerous industry awards and accolades, reflecting both the standard of construction and the quality of design achieved across their developments.

Customer satisfaction remains at the heart of the developer's approach, with a strong emphasis on personal service and attention to individual requirements. Their hands-on involvement throughout each project ensures that every home is finished to an exacting standard.

For added peace of mind, all new homes are covered by a 10-year structural warranty provided by either NHBC or LABC, offering purchasers confidence in both the quality of construction and the long-term durability of their new home.

Dimensions
Total Floor Area (excluding garage) – 1,248 sq. Ft.

Ground Floor
Lounge – 11'10 x 16'3
Kitchen/Dining – 19'0 x 11'0
Utility – 8'6 x 5'11
W.C – 3'3 x 6'11

First Floor
Bedroom 1 – 11'6 x 15'1
En-suite – 7'11 x 3'11
Bedroom 2 – 8'10 x 13'2
Bedroom 3 – 9'10 x 13'2
Bedroom 4 – 7'3 x 15'1
Bathroom – 6'3 x 7'3

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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Partners:

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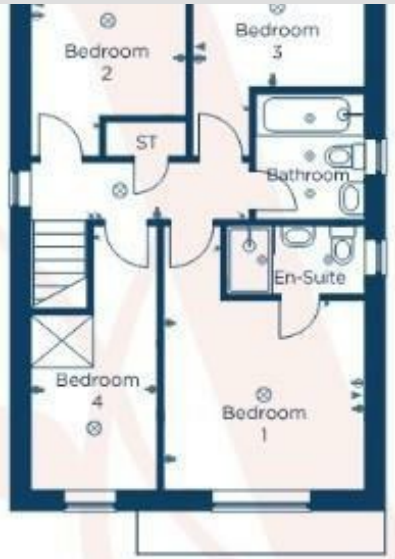


Kitchen / Dining
5800 x 3600 19'0" x 11'10"

Lounge
3600 x 4950 11'10" x 16'3"

W.C
1000 x 1800 3'3" x 5'11"

Utility
2600 x 1800 8'6" x 5'11"



Bedroom 1
3500 x 4600 11'6" x 15'1"

En-Suite
2400 x 1200 7'11" x 3'11"

Bedroom 2
2700 x 4000 8'10" x 13'2"

Bedroom 3
3000 x 4000 9'10" x 13'2"

Bedroom 4
2200 x 4600 7'3" x 15'1"

Bathroom