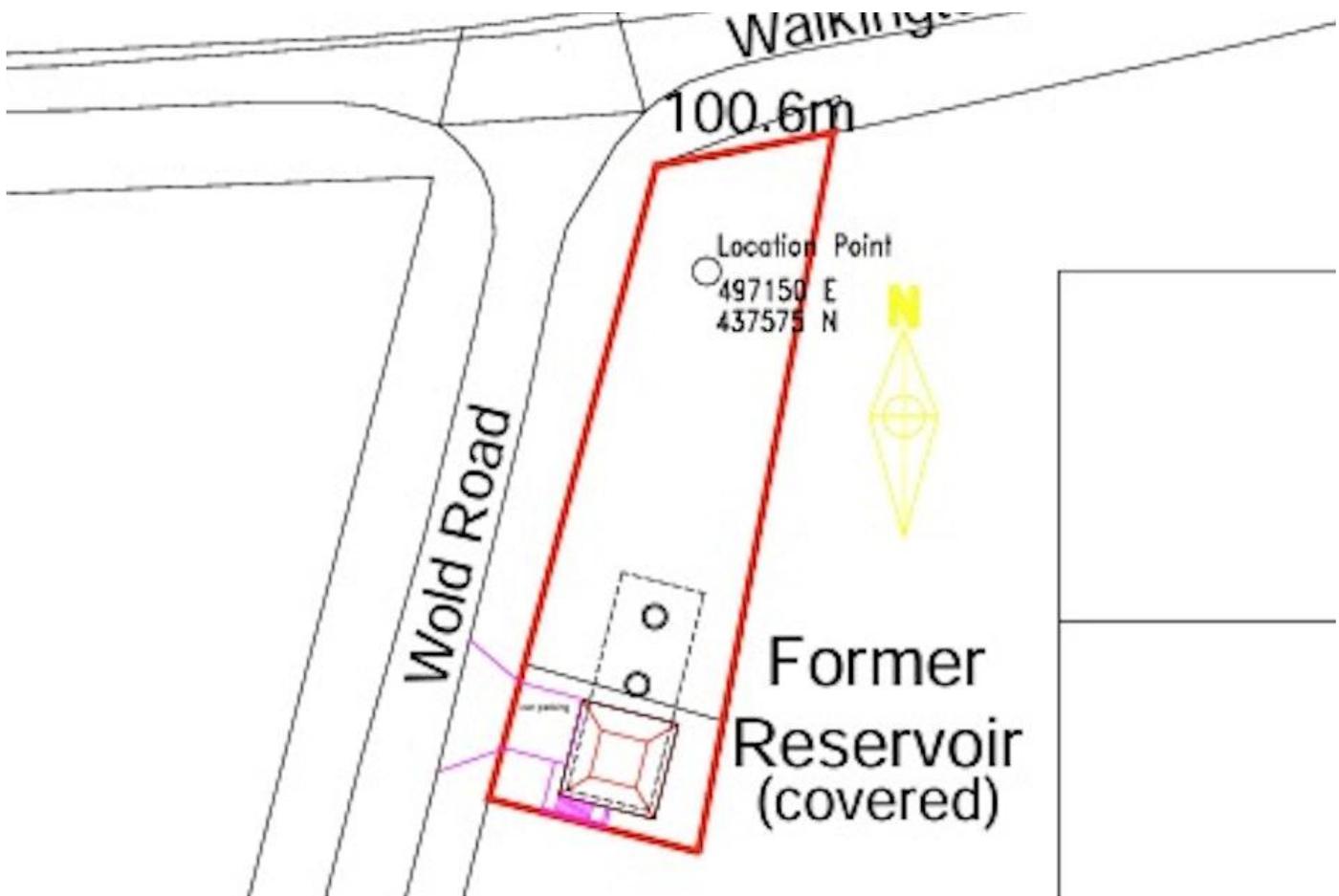


Wold Road, Walkington, East Riding of Yorkshire
Asking Price £99,000





KEY FEATURES

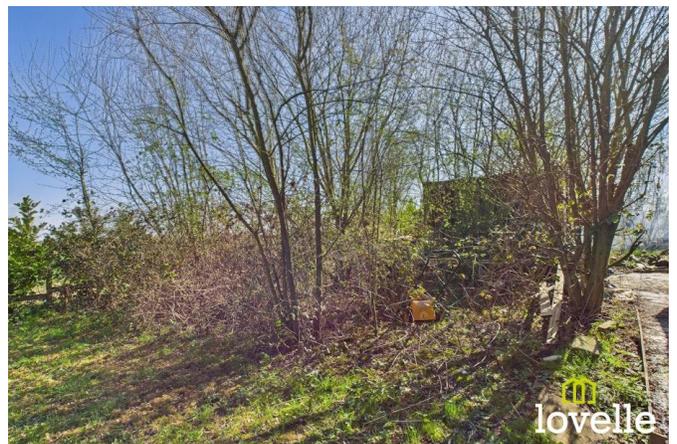
- Full Planning Permission
- Zero-Carbon Holiday Let
- Outstanding Location
- Very Rare Opportunity
- Views Across Beverley

DESCRIPTION

An incredibly rare and exciting opportunity to purchase a plot of land with full planning permission to convert the existing reservoir to zero-carbon holiday let.

Situated in the beautiful village of Walkington, this development offers an opportunity to develop a unique holiday let in an outstanding rural location.

Approximately 0.2 acres.



PARTICULARS OF SALE

Planning Permission

Full planning permission was granted on 19th July 2016 for the change of use from a reservoir to a zero-carbon holiday let.

Application number DC/16/01039/PLF/EASTSE

A copy of the planning consent is available for inspection on the East riding of Yorkshire website.

Location

The village of Walkington is located approximately 3 miles to the west of Beverley, making it a fantastic location for a holiday let. With a beautiful village centre and amenities that includes public houses with restaurants, local convenient store, parish hall and Grade II listed All Hallows Church. The historic market town of Beverley lies nearby and is approached through the Westwood pastures and golf course. Beverley affords an excellent shopping offering with independent traders, big named brands together with a variety of cafes, bars and restaurants. Access is also available towards York, Hull and the national motorway network. The area is surrounded by natural beauty, favoured by walkers, cyclists and horse riders.

Directions

From the centre of the village of Walkington, continue along West End on to Hunsley Road B1230 towards South Cave. Take the first right hand turning on to Wold Road. At the crossroads, continue straight ahead on Wold Road. At the end of the road at the junction of Walkington Heads, the site is located on the right-hand side.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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