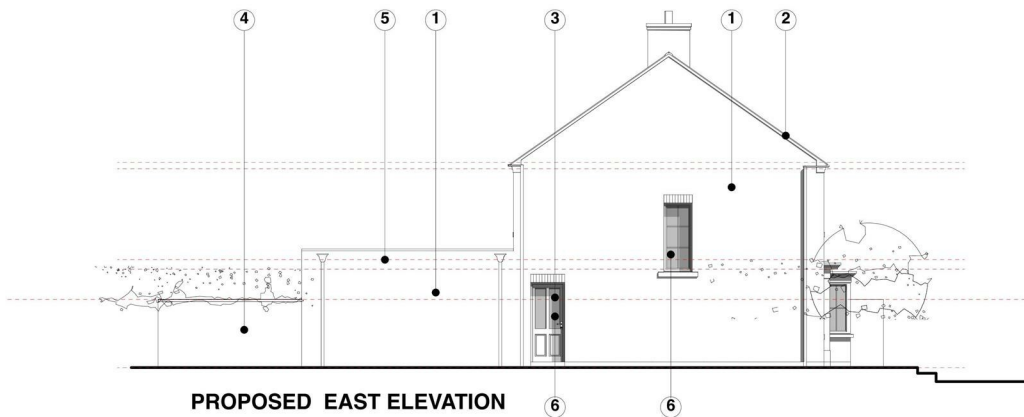




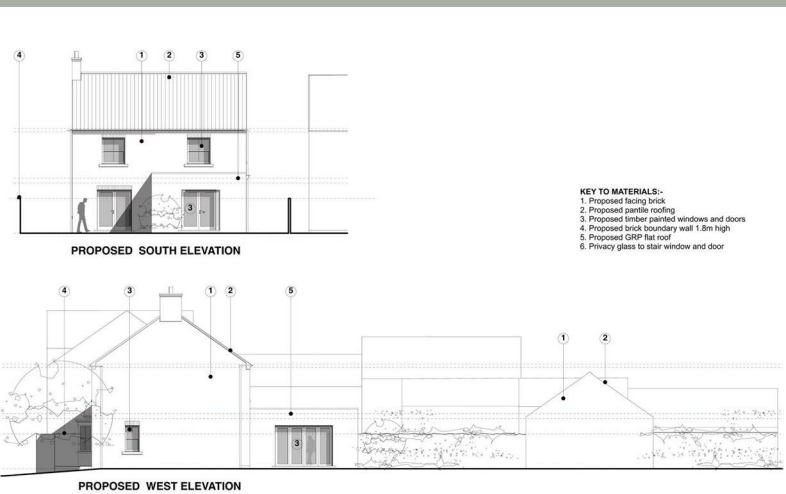
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

KEY TO MATERIALS:-

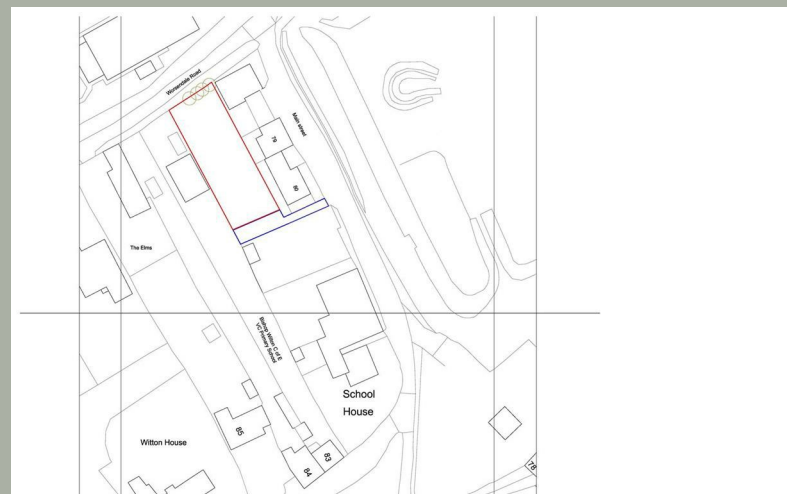
1. Proposed facing brick
2. Proposed pantile roofing
3. Proposed timber painted windows and doors
4. Proposed brick boundary wall 1.8m high
5. Proposed GRP flat roof
6. Privacy glass to stair window and door



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.



Tenure: Freehold
BAND: Exempt

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 these particulars or not.

TENURE

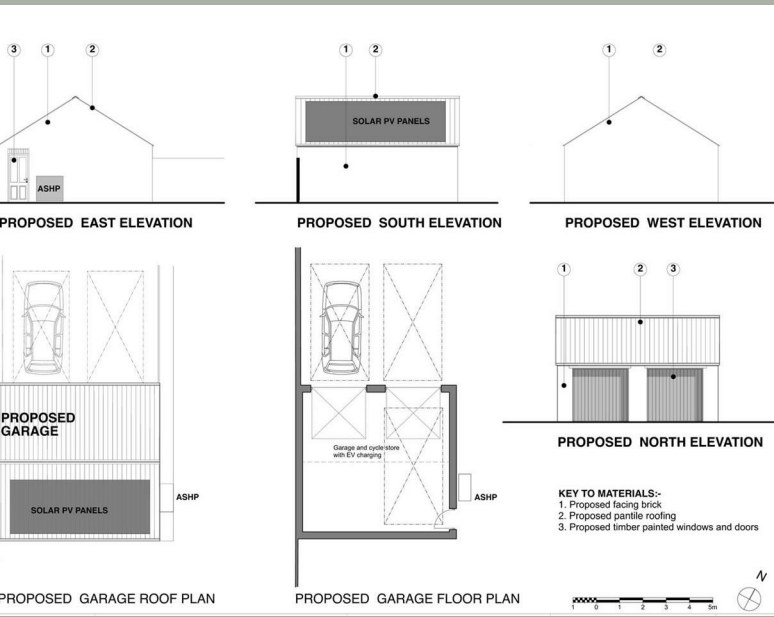
Freehold with Vacant Possession.

GUIDE PRICE

The land is offered with a guide price of £200,000

VIEWINGS

Viewing is strictly by appointment via the selling agents.



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

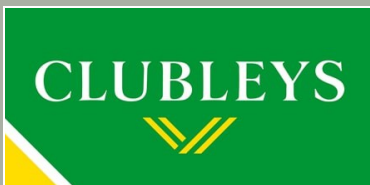
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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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.