

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

BUILDING PLOT, HOGG LANE, NORTH GRIMSTON, MALTON, YO17 8AX



- RARE RESIDENTIAL BUILDING PLOT 43' x 100'
- FABULOUS VIEWS TOWARDS THE WOLDS
- 2228 SQUARE FEET ON 3 FLOORS
- NO LOCAL NEEDS OCCUPANCY CLAUSE
- PLANNING FOR A DETACHED HOUSE WITH 3 BEDROOMS AND 3 BATHROOMS
- MALTON 5 MILES

PRICE GUIDE £150,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Planning consent has been granted for a three bedroom detached house with three bathrooms and large second floor study/office. There is NO local needs occupancy clause.

This is a rare opportunity as plots of this nature are exceptionally scarce. The site measures approximately 43ft frontage x 100ft depth and is defined by hedging and fencing. The house with accommodation on three floors will have exceptional views to the east towards Duggleby Wold across open farmland.

The planning consent (Application number) ZE24/00507/FUL can be viewed online and is part of a larger scheme to redevelop the Middleton Arms.

North Grimston is located south-east of Malton on the B1248 Malton to Driffield road with the backdrop of the Wolds. There are many footpaths and bridleways in the locality from which to enjoy the wonderful unspoilt countryside.

Malton and Norton within 5 miles drive with a good range of local amenities including the railway station with links to the intercity service at York. There are a good variety of independent shops together and supermarkets. Primary schools are located in nearby villages including Langton and Settrington, there are secondary schools in both Norton and Malton.

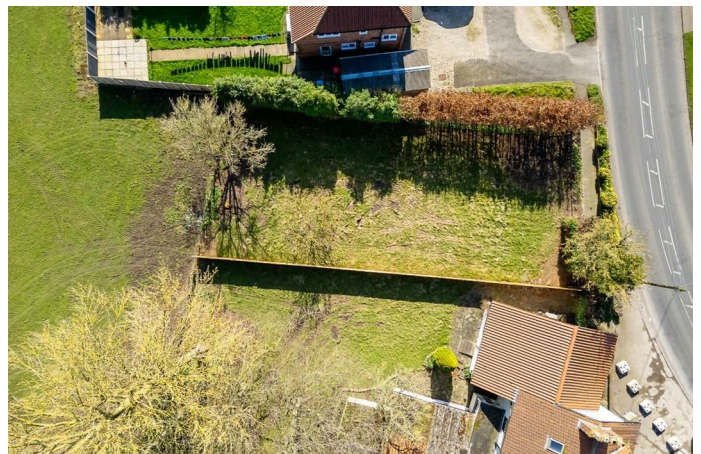
Mains water and electricity are available, the purchaser will need to provide a sewage treatment plant. If a CIL payment is to be made in accordance with NYC policy it will be the purchaser's responsibility.

General Information

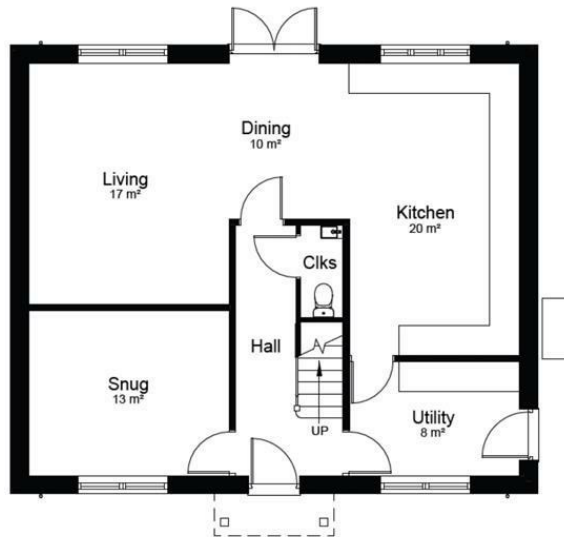
Services: mains electricity and water are available in the road. The purchasers must make their own enquiries regarding connections and install their own sewage treatment plant.

Tenure: Freehold.

Council tax: to be assessed.



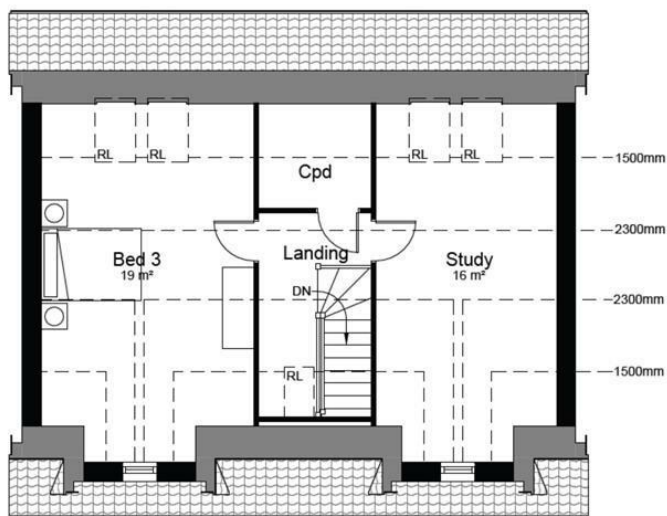
Accommodation



Ground Floor Plan



First Floor Plan



Second Floor Plan



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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