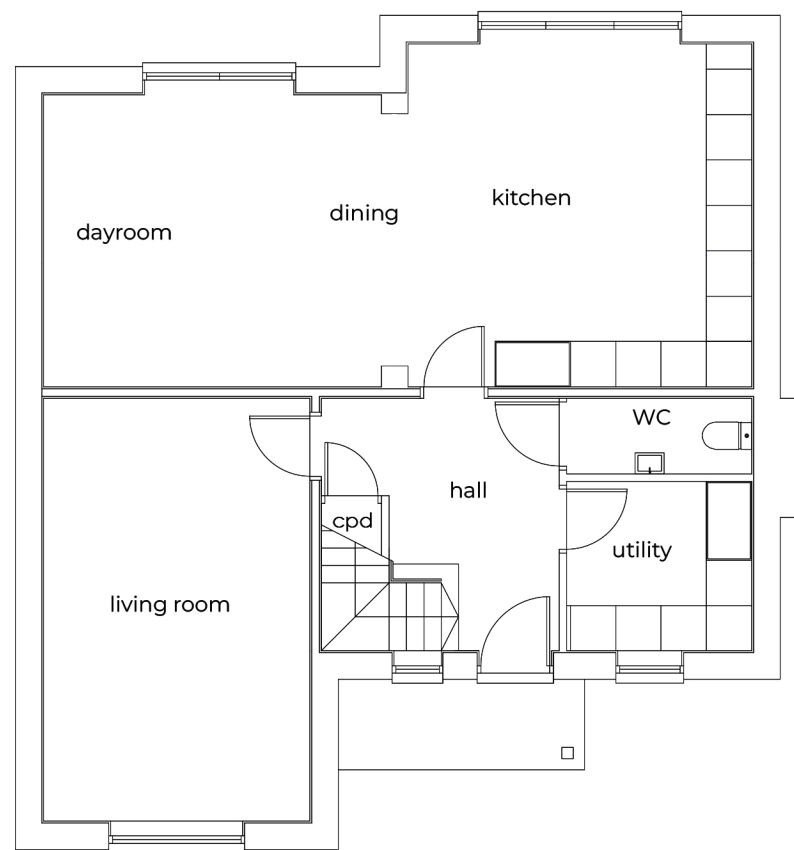


ground floor plan
floor area = 147m.sq



ground floor plan
floor area = 147m.sq

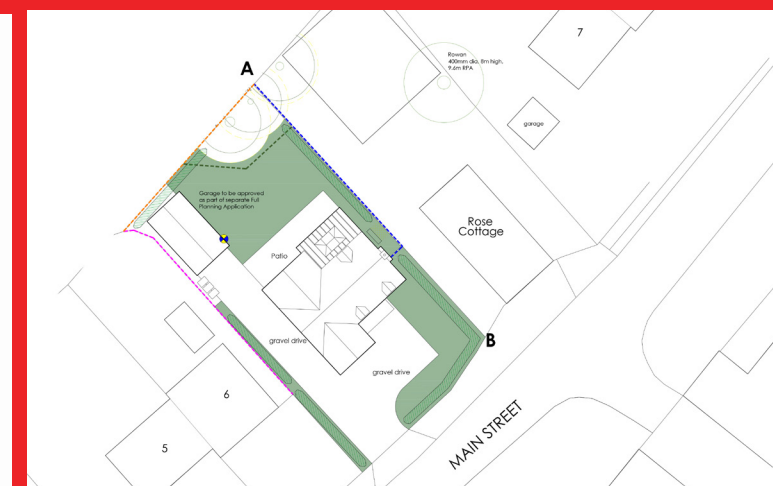


Offers in the
Region of £125,000

Building Plot Adjacent to
Rose Cottage,
Foston-on-the-Wolds



rear elevation (north west)



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



Planning Consent

Outline planning consent was granted on the 19th December 2024 under Application No: 4/03109/OUT for the erection of Erection of a detached dwelling (Access, Scale, Layout and Appearance to be considered). A copy of the notice of decision and accompanying drawings can be found on the East Riding of Yorkshire Council website using the planning public access page and entering the application number in the search.

Fencing Liability

The purchaser of the plot will be required to erect and thereafter maintain a 1.8m close-boarded fence between points A & B, as shown on the included plan, within 1 month of completion of the purchase. The approximate boundary has been staked and roped and can be seen on site.

Services

Mains water and electricity are available within the Village. Purchasers should make their own enquiries as to the exact location and cost of connection thereto. Drainage will be to a septic tank.

Tenure

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment with the sole agents.

Agents Note

Rose Cottage itself is being offered for sale and interested parties who would be interested in purchasing both the plot and the cottage are encouraged to speak to the agents. Rose cottage is scheduled to be sold by auction on the 25th March 2026 with a guide price of £125,000.

Full details of Rose Cottage can be seen online at:

www.auctionhouse.co.uk/hullandeastyorkshire

Drawings & Artist Impressions

Drawings illustrating the property have been reproduced with the kind permission of Sangwins Architects and are not to scale. The Artist impressions have been produced using AI and are for illustration purposes only. Scaled copies of the drawings are available for download from the East Riding of Yorkshire Council Website.

Building Plot adjacent to Rose Cottage, Foston-on-the-Wolds, YO25 8BJ

This prime building plot is offered with Full Planning for a four-bedroom detached house and detached single garage. This infill plot currently forms part of the garden to Rose Cottage (offered for sale by auction on the 25th March) and has a frontage width of approximately 52 ft (16m) and an average depth of 101 ft (31m). The completed property will enjoy views to the North over the neighbouring countryside. The approved plans are for a dwelling with a floor area of (1,582sq ft (147sq m) together with a detached single garage. Opportunities for a self-build or for smaller builders to acquire single plots are becoming very rare, particularly on such high-quality plots in prime village locations.

Location

The plot is located within the sought-after and unspoiled conservation Village of Foston-on-the-Wolds. The Village lies 6.5 miles to the east of the Market Town of Driffield, 13 miles from the east coast Town of Bridlington, and 16 miles to the northeast of Beverley. The City of Hull, with direct rail connections to London, is less than 40 minutes drive away. Foston is a picturesque and unspoiled Wolds village located in an excellent position for access to the surrounding Towns and Cities.

