

RESIDENTIAL DEVELOPMENT FIRTHLAND ROAD, PICKERING



A prime residential development site of 0.85 acres with Outline Planning Permission granted for 7 dwellings. Located on the edge of this popular market town.

OFFERS IN THE REGION
£600,000

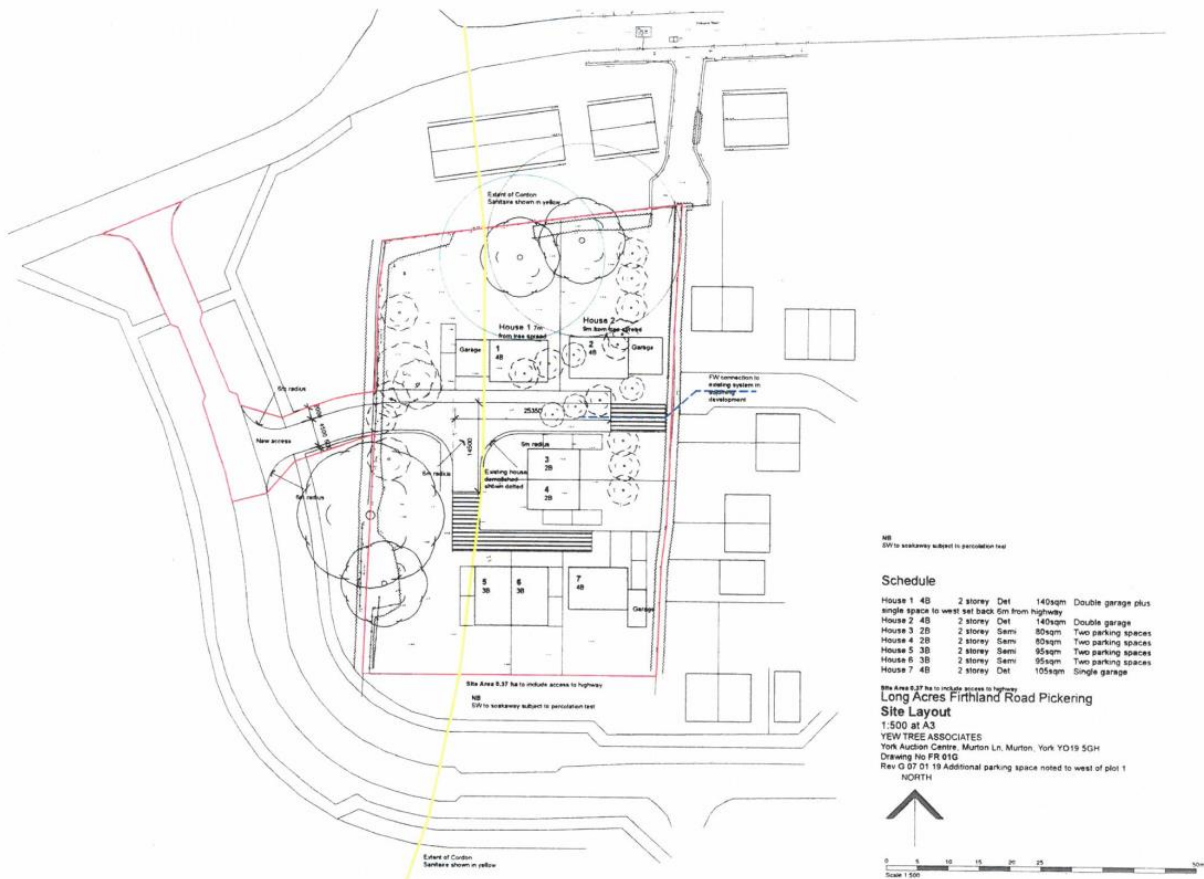
DESCRIPTION & OUTLINE PLANNING CONSENT

A large plot of approximately 0.85 acres, the south facing site currently houses a large detached bungalow 'Long Acres' on which Outline Planning Permission has been granted 23/00339/OUT for redevelopment of the site and the erection of 7 properties.

The plans allow for three detached houses, each with garages, parking and attractive plot sizes and two pairs of semi-detached houses; each with parking and gardens. Access to the site would be off the newly created road adjacent to the site; serving the small Persimmon development to the East.

Firthland Road lies to the south western edge of the town, within an easy reach of the centre of Pickering. Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including schools, sports centre, restaurants, public houses and an array of retailers.

Development opportunities of this type are increasingly scarce and it is worth noting that none of the dwellings are subject to any kind of occupancy condition or affordable housing contribution.



THE PROPOSED DWELLINGS

Unit 1

A detached two storey house with accommodation extending to approximately 1,500 sq. ft. in total. Unit 1 sits on an unusually large plot with gardens to two sides, double garage and private parking.

Unit 2

A detached two storey house with accommodation extending to approximately 1,500 sq ft in total. Sitting to the rear of the plot Unit 2 has gardens, double garage and private parking.

Unit 3 & 4

A pair of semi-detached properties. Accommodation over two floors extends to 860 sq.ft approximately. Each property has designated parking for two vehicles and garden

Units 5 & 6

A pair of semi-detached properties with accommodation of approximately 1,000 sq ft. Sitting on the southern edge of the site Unit 5 has an especially large plot and both properties have designated parking for two vehicles.

Unit 7

A detached, two storey house. Accommodation extends to 1,130 sq.ft approx. Garage, parking and south facing garden.

SERVICES & ACCESS

The site benefits from good works access and has the advantage of Mains services laid on close by and permission to adjoin the newly built road off Firthland Road as part of the new Persimmon development which neighbours the site.

LOCAL PLANNING AUTHORITY

North Yorkshire County Council
Ryedale House
Malton
North Yorkshire
YO17 7AH
Tel: 01653 600666

VIEWING

All viewing is strictly by prior arrangement with the selling agents. Telephone 01653 697820 or 01751 472766.

All measurements are approximate and have been taken from scale drawings. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



C025 Printed by Ravensworth 01670 713330