

POTENTIAL BUILDING PLOT WEST LUTTON, NEAR MALTON



Approximately 0.25 acres of land with road frontage and located within the village development limits, offering good potential – subject to securing any necessary consents.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE £75,000

LOCATION

West Lutton is one of the villages along the Great Wold Valley that runs between the village of Duggleby and Foxholes. The village has a charming, rural character and a stream running through provides an attractive feature. The market town of Malton is located approximately 11 miles west and provides an excellent range of amenities, including railway station with regular services to the mainline station of York. West Lutton benefits from a primary school, and the village of Weaverthorpe benefits from two pubs and a shop.

DESCRIPTION

The subject land is located centrally within West Lutton village and totals approximately 0.25 acres or thereabouts and previously formed part of Manor Farm, which adjoins to the west.

The bulk of the site falls within the village development limits, whereas the portion shaded green on the plan is already domestic garden land, having previously formed part of the garden to Manor Farm.

The land fronts onto the main village street, the 'Gypsy Race' passing through the verge.

Subject to securing any necessary consents, we believe the land offers scope to erect a single residential dwelling.

A site plan can be seen on page three of these particulars, the land being outlined in red.



GENERAL INFORMATION

Services: We understand that mains supplies of water and electricity are available nearby and there is a connection to the mains sewer on site. Interested parties should satisfy themselves on these matters.

Tenure: Freehold.

Planning: North Yorkshire Council
Ryedale House
Old Malton Road, Malton
YO17 7HH
Tel: 01653 600666

Post Code: YO17 8TA.

Viewing: By arrangement with the selling agent's Malton office, 01653 697820.

METHOD OF SALE

The property is offered for sale by private treaty, but the agent reserves right to conclude negotiations by any other means.

All measurements are approximate. 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.



St Mary's Church.

Land Plan (Outlined in Red)



