

Fixtures & Fittings
Excluded from the sale unless specifically referred to in these particulars.

Services
Mains electric, water and drainage.

Tenure
The property is for sale Freehold with vacant possession available on completion (if required). Walgate House is currently let on a residential tenancy and further details will be made available to seriously interested parties.

Outgoings
Council Tax Band E

Planning Permissions
Copies of the planning decisions and approved plans are available from the selling agent. Further information is available via East Riding of Yorkshire Council:
T: 01482 393792
E: www.eastriding.gov.uk

Viewings
Strictly by appointment only

Registration of Interest
The property may be sold as a whole or in lots and seriously interested purchasers should register their interest with the agent.

Further Information
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Walgate House, 57 Main Street, Bishop Wilton, York, YO42 1SR
Period cottage in an extensive plot with permission to extend plus outline planning permission for a dwelling and garage in the garden (Approx. 0.40 Acres in Total)

Pocklington 5 miles | Malton 13 miles | York 15 miles | Leeds 39 miles (Approximate Distances)

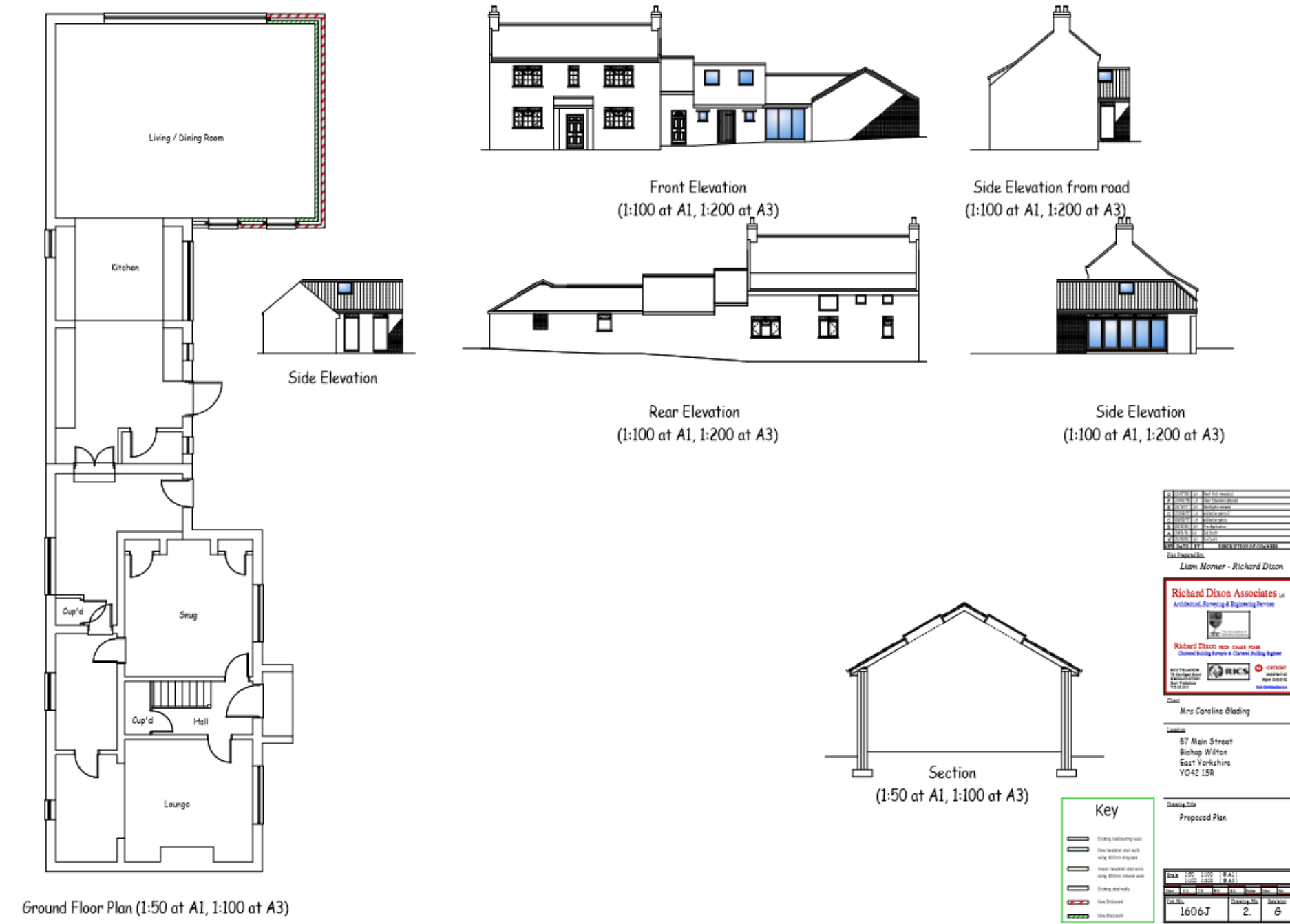
Guide Price: £ 650,000 to £700,000 (Whole)
Lot 1: Walgate House - £425,000 to £450,000
Lot 2: Building Plot - £225,000 to £250,000



The Exchange, Driffeld, YO25 6LD | 01377 253151 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



Walgate House, Bishop Wilton, YO42 1SR

Description

Walgate House is a rare development opportunity with significant potential located at the centre of Bishop Wilton village opposite the village green. The property includes a charming period cottage together with a range of attractive brick outbuildings, all within a large, enclosed plot and benefiting from Full and Outline Planning Permissions.

Full planning permission was granted in July 2018 for extension and alteration of Walgate House based on the approved plan shown above to include the: *“Erection of a double garage, construction of single storey extension to rear, installation of roof lights and associated internal and external alterations.”*

Outline planning permission was also been granted in July 2018 for the: *“Erection of a dwelling and garage”* in the garden of Walgate House. The outline permission is conditional on the approval of reserved matters and is based on a single storey property.

The location of the property and permissions granted allow prospective purchasers to create two distinct properties within this sought-after village, and is available for sale as a whole or with Walgate House and the building plot also available as separate lots.

Bishop Wilton is a delightful rural village located on the eastern edge of the Vale of York at the foot of the Yorkshire Wolds, close to the vibrant market towns of Pocklington and Malton.

The village is arranged around a central village green and benefits from a junior school, sports field, convenience store and public house. The nearby market towns are easily accessible, as are York and Leeds via the A166 and the A64, with a main line railway station at York.

The existing dwelling (Walgate House) consists of a period, brick-built property under a tiled roof with adjoining outbuildings occupying a commanding position adjoining the village green, with access from ‘Main Street’ leading into a large parking and turning area.

The property offers a rare development opportunity in this location with planning permission granted to extend the existing property to create a family home with contemporary accommodation. Outline Planning Permission has also been granted for the construction of a single-storey dwelling in the garden.

Recently Walgate House has been let on a residential tenancy which is continuing as a statutory period tenancy. Internally the property is immaculately maintained and presented by the tenant and provides bright and modern living space comprising:

GROUND FLOOR

Entrance door leading to:

UTILITY & CLOAKROOM

Fitted base unit and sink, plumbing for a washing machine and dishwasher, oil fired heating boiler (Potterton), loft hatch and storage cupboard.

GALLEY KITCHEN

Fitted base and wall units and sink unit, with space for a fridge unit and electric cooker with extractor above. The kitchen leads through to:

DINING ROOM

Beamed ceiling and wood burning stove with storage cupboards at either side. Door to:

MAIN ENTRANCE HALL

With stairs to the first floor

SITTING ROOM

Beamed ceiling and open fire in a tiled surround with split floor levels between the sitting and study areas.

FIRST FLOOR

A landing area leads to:

BEDROOM 1

Double room with fitted wardrobe/cupboard.

BEDROOM 2

Double room with fitted cupboards.

INNER LANDING/STUDY AREA

BEDROOM 3

Single room with sloping ceiling

HOUSE BATHROOM

Family bathroom with tiled floor and modern white sanitary fittings including a bath with electric shower over, WC and wash basin.

GARDEN AND PARKING AREA

Walgate House occupies a large, enclosed plot within the village extending to approximately 0.40 acres overall.

To the south of Walgate House is an enclosed area of garden, beyond which is a gravelled vehicular turning and parking area, brick-built summer house/garden room, log store and patio area. The property also benefits from a large area of lawn to the south of the existing dwelling, with outline planning permission granted for the construction of a single storey dwelling in part of the garden.

OUT-BUILDINGS

Adjoining the south elevation of Walgate House are a series of brick built out-buildings under a tiled roof currently used for storage, housing the heating oil tank and a garage.

Planning permission has been granted for the adaption and alteration of this buildings to include them within the living accommodation.

