



Manor Garth, Riccall, York

Asking Price £350,000

**** STUNNING SINGLE BUILDING PLOT ****

A quite stunning single building plot carved out from existing gardens and outbuildings enjoying a most tranquil setting within this ever popular village location.



Planning

By Decision Number 2018/0476/FUL Detailed Planning Consent has been granted for the erection of a substantial new dwelling in the grounds of The Garden House with the creation of a new access drive.

A copy of the planning consent and all associated plans are available from the selling agent and in addition are hosted on the Selby District Council public access Planning Portal.

The Site

The site can be clearly identified by the red verge within the details. In addition, the outbuilding located on the far western boundary of the site is also included within this sale.

Accommodation

Planning consent allows for the creation of a substantial five bedroom detached dwelling, of over 3,100 sq ft of gross internal floor area, in addition to an adjoining double garage and range of outbuildings. The site is set within stunning mature gardens stretching just under one acre in size.

Services

All mains services are understood to be available to the plot. It is advised that all potential purchasers satisfy themselves that connections can be made.

Viewings

Strictly through prior arrangement with the selling agent.

Mode of Sale

Offers are invited for the freehold interest in the site subject to contract only.

Community Infrastructure Levy

£6,746.19 will be payable by the Purchaser of the site.

Agents Note

The site is subject to a covenant to provide and maintain a habitat for the existing population of Great Crested Newts. This area is identified by a strip of uncut grass at the northern boundary of the site.



Stephensons

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Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

