



Ten Acres

Wilberfoss, East Riding of Yorkshire

Carter Jonas

Ten Acres
York Road
Wilberfoss
East Riding of Yorkshire
YO41 5LE

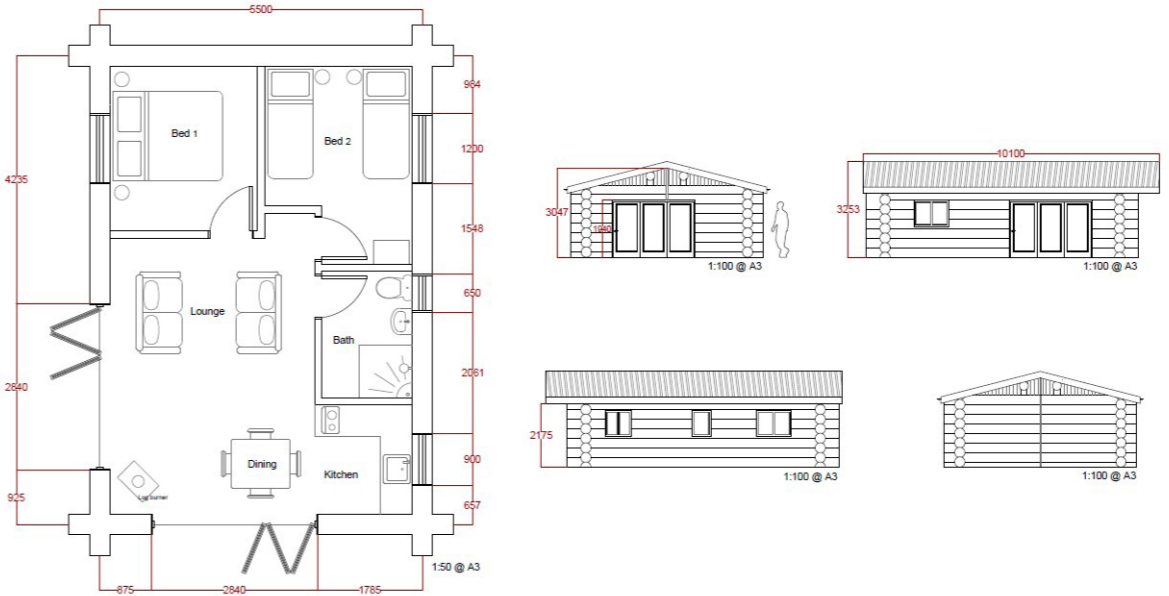
Amenity land with planning
consent for siting a timber
holiday cabin.

A rare opportunity to acquire a desirable parcel of amenity land fronting the River Derwent and with the benefit of planning consent for the siting of a timber holiday cabin.

In all extending to 9.44 acres.

For sale by private treaty as a whole.

Carter Jonas



Location

Ten Acres is situated between the villages of Kexby and Wilberfoss and fronting the A1079 public highway. The city of York is situated approximately 6 miles to the west. Access to the A64 is within 4 miles which in turn provides access to the A19 and A1(M) and the service centres of the north-east beyond. Access to the East Coast Main Line is available at York providing access to London Kings Cross in under 2 hours.

Land

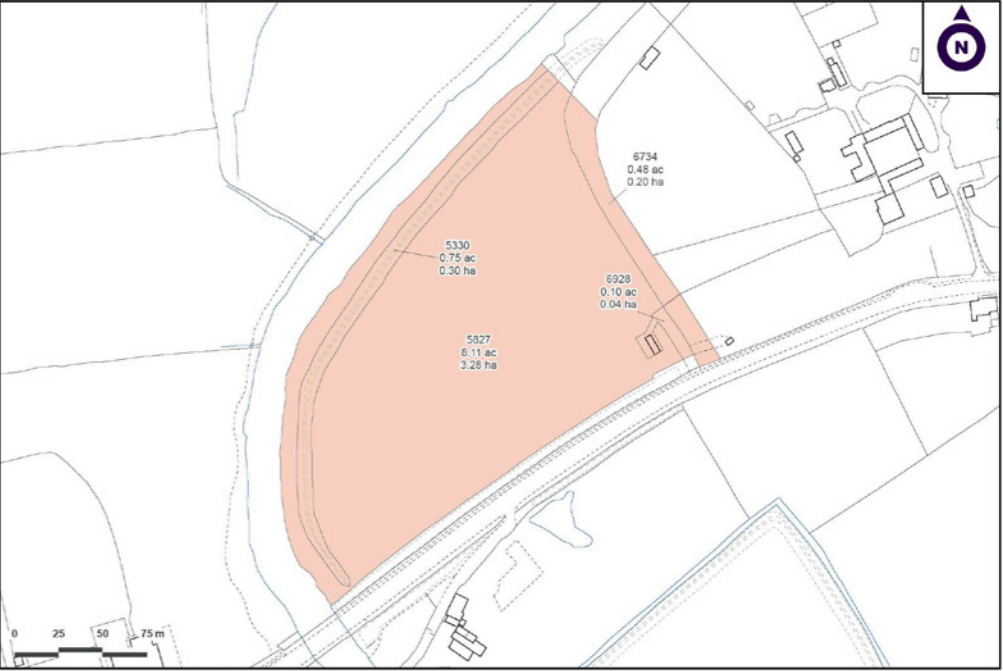
The property comprises a ring-fenced parcel of amenity grassland with frontage to the River Derwent and extending in all to approximately 9.44 acres.

The property benefits from planning consent (ref: 17/01247/PLF) for the siting of a timber holiday cabin. The planning consent is acknowledged by the local planning authority to have been implemented by virtue of the installation of the services with a variation having been granted (ref:21/02942/VAR) which relates to the design.

The approved plans provide for a traditional single storey log cabin providing open plan kitchen, dining and living area with bi-fold doors together with two bedrooms and a separate bathroom.

The land benefits from being fully serviced with connections to mains water and electricity.

The land is accessed directly from the A1079 and situated approximately 10 metres above sea level.



Method of sale

The property is offered for sale by private treaty as a whole. The vendors reserve the right to conclude the sale by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the selling agent.

Tenure & Possession

The freehold of the Property is offered for sale with the benefit of vacant possession.

Planning

21/02942/VAR - Variation of condition 8 (colour of building) and condition 9 (approved plans) of planning permission 17/01247/PLF - Siting of timber holiday cabin.

20/01792/PLF - Erection of site utility hut (for water and electric meters) associated with timber holiday cabin and construction of a soil bund (part retrospective).

17/01247/PLF Siting of timber holiday cabin.

Additional Information

Additional information including copies of the planning decision notices and approved plans are available from the selling agent.

Services

The land benefits from mains connections to electricity and water.

Wayleaves Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Health & Safety

Parties are reminded to be as vigilant as possible when making an inspection and be aware of potential hazards including open ditches and drains. Parties viewing the property do so, entirely at their own risk.

VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Sporting Timber & Mineral Rights

The sporting, timber and mineral rights are included in so far as they are owned.

Local Authorities

East Riding of Yorkshire Council
www.eastriding.gov.uk

Viewings

Parties are permitted to view the land on foot and during reasonable daylight hours.

Directions

From York Ring Road travel east on the A1079 signposted Hull, Pocklington and Dunnington. Travel through the village of Kexby and over the River Derwent with access to the land being situated immediately on the left hand side as marked with a Carter Jonas For Sale board.



/// officers.bulk.squabbles

Harrogate

07768 658217 | Sam.Johnson@carterjonas.co.uk
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE