



DEVELOPMENT SITE TO THE SOUTH AND WEST OF FRONT STREET, MIDDLETON ON THE WOLDS,  
 YO25 6AU  
 GUIDE PRICE - £450,000

Carter Jonas

We are pleased to present an exciting development project with both outline and reserved matters approval in the picturesque village of Middleton on the Wolds. This site presents a rare opportunity to construct four elegant, detached houses within the village's conservation area, each set within generous-sized gardens which will be perfect for families seeking a peaceful retreat in a rural setting.

#### Site Overview:

Spanning a substantial plot, this development site benefits from an edge of village location surrounded by the natural beauty of the Yorkshire Wolds. The area is characterized by its charming countryside views, providing an idyllic backdrop for new homes. Each proposed dwelling will enjoy ample outdoor space, allowing for landscaped gardens, patios, and potential recreational areas.

#### Location

Middleton on the Wolds is a charming village that offers a strong sense of community, offering a Village Church, a C of E Primary School with an ofsted rating of "Good", a Post Office, Public House, Post Office, and Takeaway. There is also a good Recreation Field / Sports Ground, indoor and outdoor bowling facilities and two children's play areas within the village. Residents will enjoy the tranquillity of rural living while being within a short drive of Beverley, Driffild, Market Weighton, and Pocklington for essential services and shopping. The village is well connected to the East Coast, Hull, York providing convenient access to schools, colleges, healthcare and further recreational facilities.

#### Planning

The approved scheme includes for the filling in of the existing quarry. The vendor has contacted a local Excavation Contractor, who would be prepared to carry out these works; free of charge. This could be arranged by the vendor if required.

#### Site Investigation

A site investigation has been commissioned by the vendor, and is available for inspection, on request.

#### Investment Potential:

This development site presents an attractive opportunity for developers and investors alike, with the potential for significant returns in a desirable location. There is a growing demand for quality housing in rural settings, making this an opportune moment to invest in the Middleton on the Wolds area.

#### Planning Permissions:

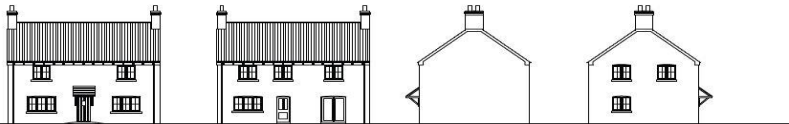
24/03388/REM > Land East And South Of 49 Front Street Middlehttps://planning.org.uk/app/116/SMY90UBJFOM00/

## SITE FOR SALE WITH DETAILED APPROVAL FOR 4 DETACHED DWELLINGS IN THIS POPULAR WOLDS VILLAGE



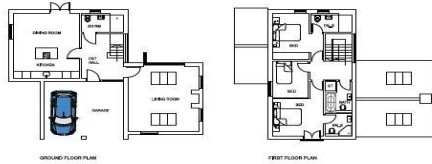


GROUND FLOOR PLAN  
FIRST FLOOR PLAN

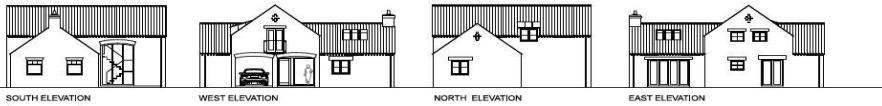


SOUTH ELEVATION  
NORTH ELEVATION  
EAST ELEVATION  
WEST ELEVATION

**PLOT 3**  
Scale 1:100 @ A1



GROUND FLOOR PLAN  
FIRST FLOOR PLAN



SOUTH ELEVATION  
WEST ELEVATION  
NORTH ELEVATION  
EAST ELEVATION

**PLOT 4**  
Scale 1:100 @ A1

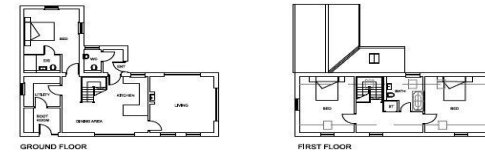


GROUND FLOOR PLAN  
FIRST FLOOR PLAN



NORTH ELEVATION  
WEST ELEVATION  
EAST ELEVATION  
SOUTH ELEVATION

**PLOT 1**  
Scale 1:100 @ A1



GROUND FLOOR  
FIRST FLOOR



SOUTH ELEVATION  
WEST ELEVATION  
NORTH ELEVATION  
EAST ELEVATION

**PLOT 2**  
Scale 1:100 @ A1





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