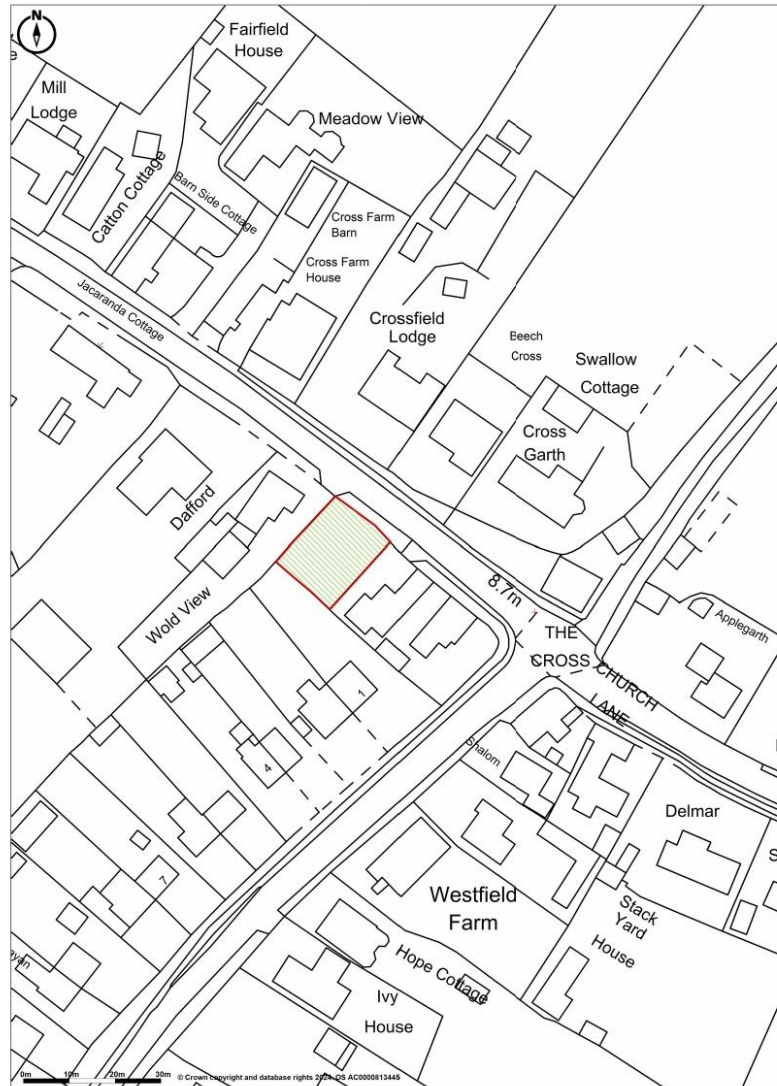


Development land at Seaton Ross



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LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4



A building plot benefitting from outline planning permission for a residential dwelling within the sought after village of Seaton Ross.

GUIDE PRICE £125,000

2 Railway Street, Pocklington, York YO42 2QZ

Tel: 01759 303 202 Fax: 01759 301 349 email: pocklington@rmenglish.co.uk

Associated offices at Market Weighton and York

LOCATION

The land is located at the north end of the village of Seaton Ross. Seaton Ross is approximately 6 miles west of Pocklington and has a service station including a village shop, village hall, church and children's play area. Pocklington is a market town that lies about 13 miles east of York, 25 miles from Hull and 18 miles from the access to the M62 motorway network at Howden.

ACCESS

Access to the property is taken directly from North End

DESCRIPTION

The site measures approximately 19.3m deep and 15.1m wide.

Outline planning permission was granted in October 2022 under the application reference 22/02491/OUT for the erection of a dwelling on Land To North West Of Cross Cottage North End Seaton Ross East Riding Of Yorkshire YO42 4LU.

All planning details can be found on the East Riding Of Yorkshire planning portal using the reference 22/02491/OUT.

TENURE

Freehold, with vacant possession given on completion.

BOUNDARIES

The vendor will only sell such an interest as he owns in the boundary fences, hedges, ditches etc.

SERVICES

Mains electric, water and drainage services are available within the town however purchasers should make their own enquiries as to location and cost of connection there to.

DRAINAGE

No plans are available.

SPORTING, MINERAL AND TIMBER RIGHTS

All sporting, mineral and timber rights are included, insofar as they are owned.

VIEWING ARRANGEMENTS

The land can be viewed at any time during daylight hours with a set of these particulars in hand and whilst respecting the privacy of the surrounding properties. All viewing is undertaken at prospective purchasers own risk.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned or not.

CONTAMINATED LAND

The vendors are not aware of any of the land having been filled with any contaminate matter referred to in the Environmental Protection Act 1990.

The vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

METHOD OF SALE

The land is for sale by private treaty. The agents reserve the right to conclude the sale by any means at their discretion. Interested parties are advised to register their interest with the agents in order to be kept informed of how the sale will be concluded.

DISCLAIMER

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.