

For Sale

Gate Helmsley Residential Development Site

- Detailed planning consent for 3 cottages
- Attractive courtyard scheme
- Good access to York

Offers in the region of £200,000

Location

Gate Helmsley is a small village on the A66 between Dunnington and Stamford Bridge. York is within easy driving distance and a good range of facilities including schools and shops are available in Stamford Bridge.

The site is to the rear of Gate Helmsley House and was until recently a BATA depot.

Description

An attractive courtyard scheme has been designed by local architect Peter Arnott. This relates well to the existing period house and former granary, which also has consent for conversion to residential use.

The scheme comprises 3 two storey cottages with parking forecourts and small rear gardens.

The proposed accommodation of each house is similar with living room, kitchen and wc on the ground floor and 3 bedrooms and bathroom on the first floor. The gross internal area for each house is approximately 100 sq m (1,100 sq ft).

The existing warehouse will be demolished by the vendors.

Planning

Detailed planning consent was granted by Ryedale District Council on the 17th September 2009, ref 09/00705/FUL.

Details of the consent, plans and relevant documentation are available on the Ryedale Website ryedale.gov.uk.

Services

Mains water, electricity and drainage are available on site but interested parties should contact the relevant utilities regarding connection.

Price

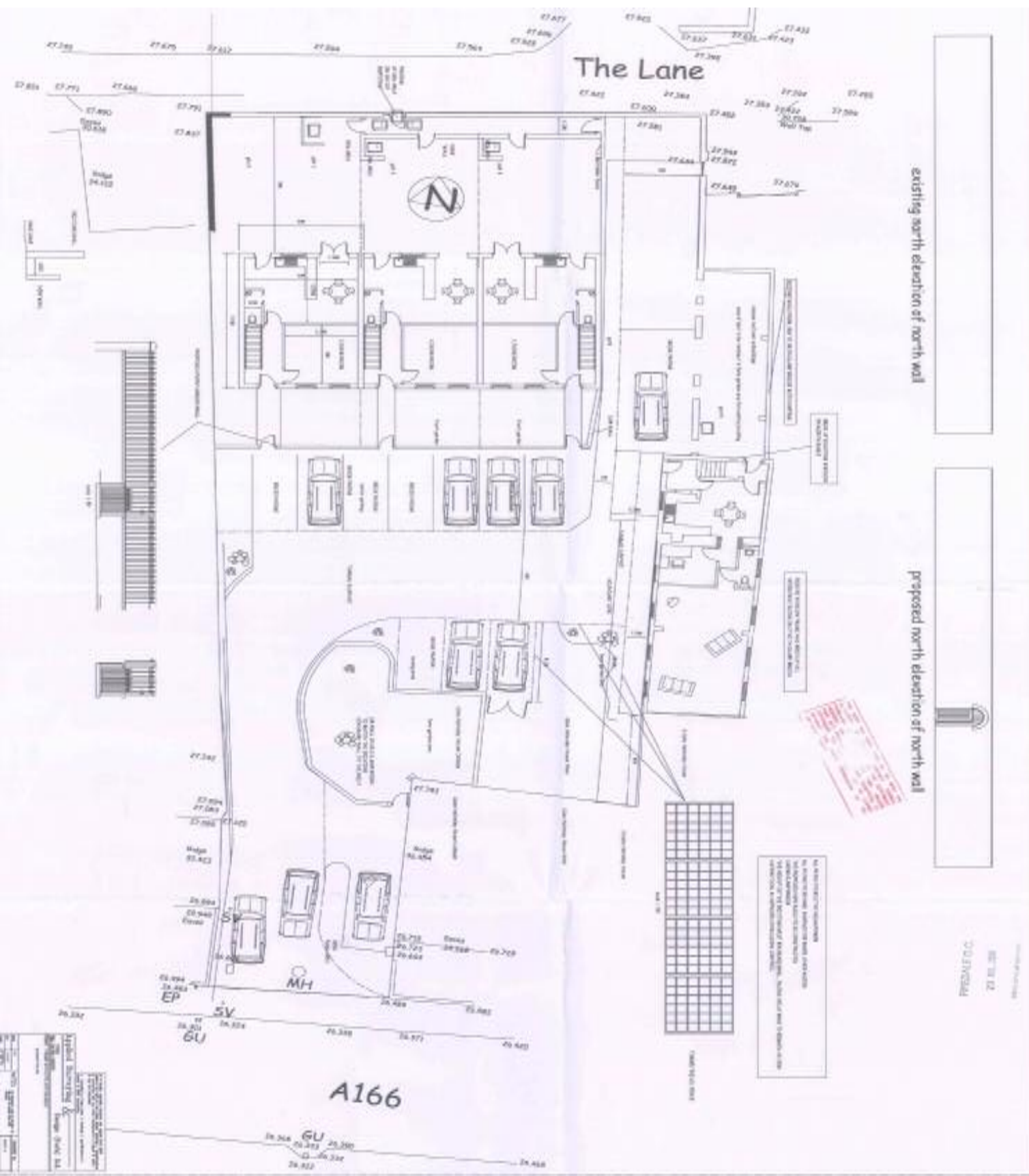
Offers are invited in the region of £200,000

Viewing

To view or for further information contact John Burley 01904 654438 or 07949 154881

Plan not to scale, for identification purposes only



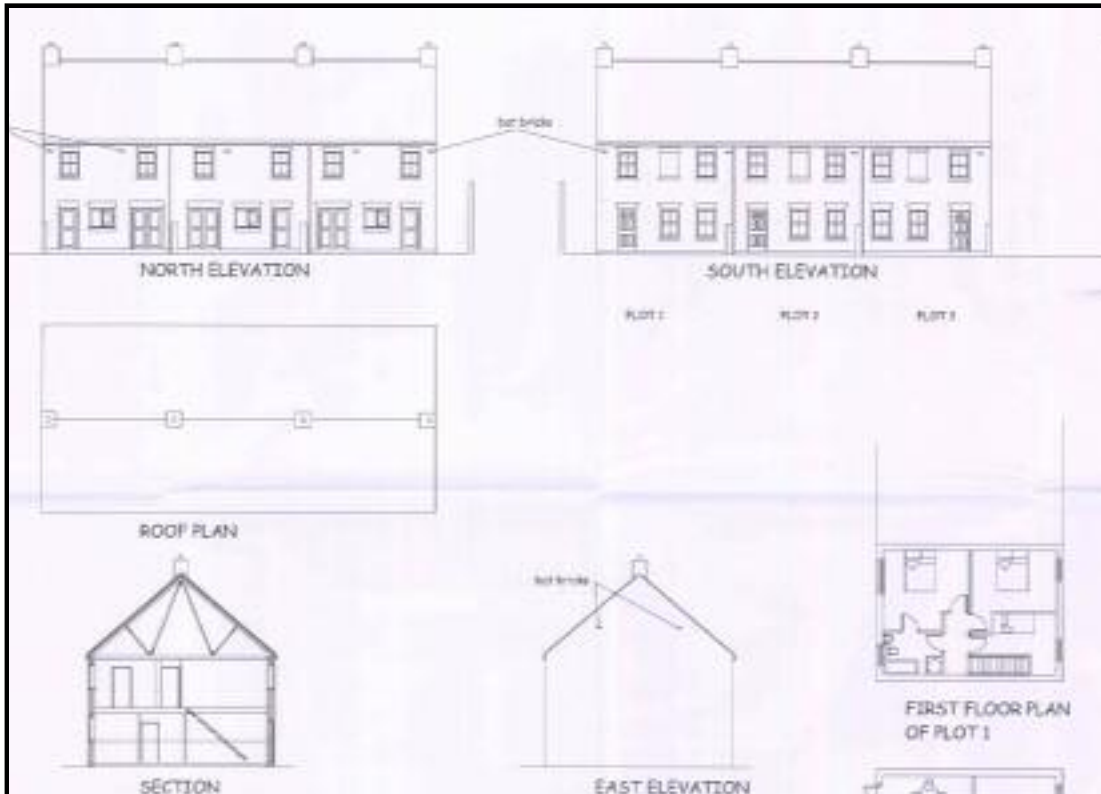


existing north elevation of north wall

proposed north elevation of north wall



PREPARED BY:
23.03.2009



7 New Street, York YO1 8RA

PROPERTY MISDESCRIPTION ACT 1991 / MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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Chartered Surveyors

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