



For Sale

Gowthorpe, York, YO41 5QL

Interesting development opportunity in attractive rural location.

Planning consent to convert 5 existing buildings into 3 bedroomed bungalows

Additional building with potential for storage use following refurbishment

Site area 1.6 acres approx

Offers in the region of £225,000

General

This is an interesting development site with both commercial and residential planning consents. It comprises 6 buildings, 5 of which have been adapted for storage use and now have detailed planning permission for conversion to 3 bedroom bungalows.

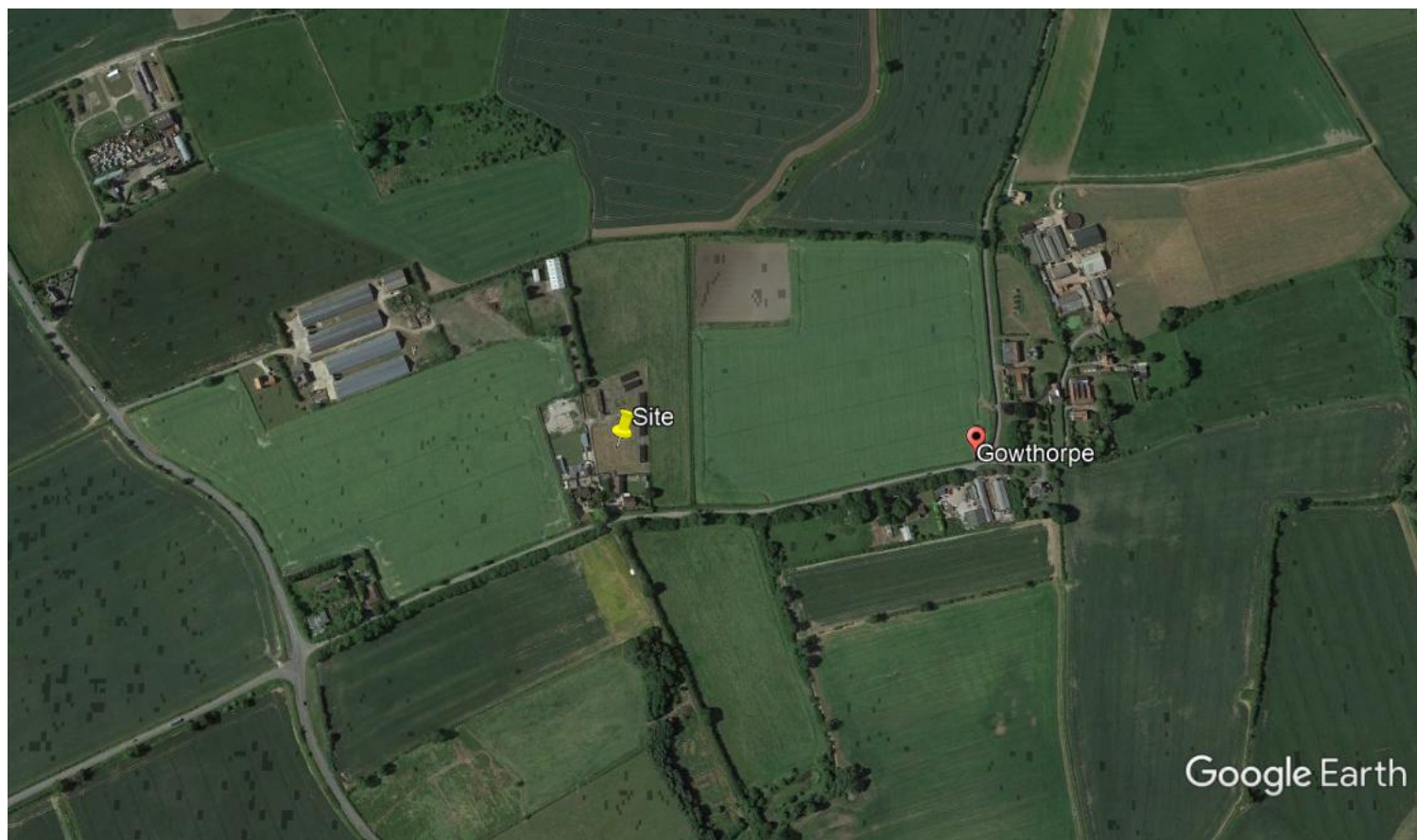
The sixth building is larger than the others. It requires comprehensive refurbishment but has planning consent for B8 storage use. Alternative uses would be subject to planning.

The buildings occupy a level rectangular site, which is accessed by a private driveway, leading off the road between Fangfoss and Gowthorpe. The site area is in the region of 1.6 acres.

The most attractive feature of the site is the view of the Wolds, over the adjoining open farmland.

Location

The property is situated mid way between the villages of Full Sutton and Fangfoss, 7 miles to the east of Pocklington, a thriving market town and the ancient city of York. Local facilities are also available in Stamford Bridge.



Description

The buildings were originally associated with Full Sutton Airfield and are simple structures with concrete panel walls and. Roofs,. Internal blockwork walls have been constructed relatively recently and the roofs insulated with polyurethane foam. Each building has a roller shutter door.

The sixth building is constructed in rendered brick with an asbestos roof. This requires extensive refurbishment.

Services

Water is available on site.

A mains electricity supply will be required.

A sewage treatment system will be required for foul drainage.

There is a connection for surface water drainage on site.

Planning

Please use the attached link to access plans and relevant planning documents

<https://drive.google.com/open?id=16U4JSkLkfE48Fj657IpnBvELQpRtdrcZ>

Tenure

Freehold

Access

The access is shared with two bungalows, a cattery an agricultural building and a proposed telecommunications mast Responsibility for maintenance is shared.

Price

Offers are invited in the region of £225,000

VAT

Prices and rent, where quoted, are exclusive of VAT.

Viewing

By appointment with Briggs Burley
Contact John Burley 07949 154881
jburley@briggsburley.co.uk

