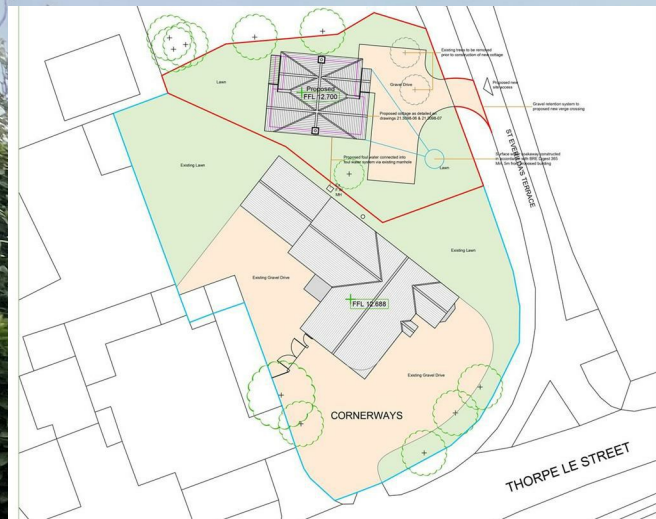
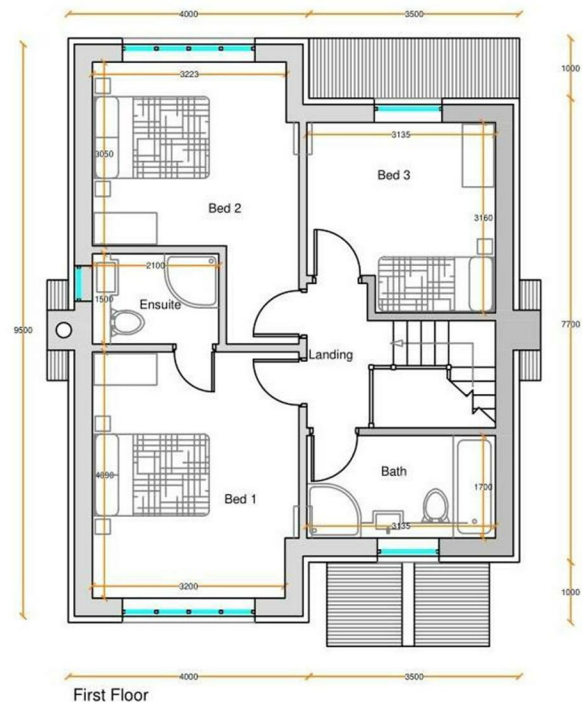
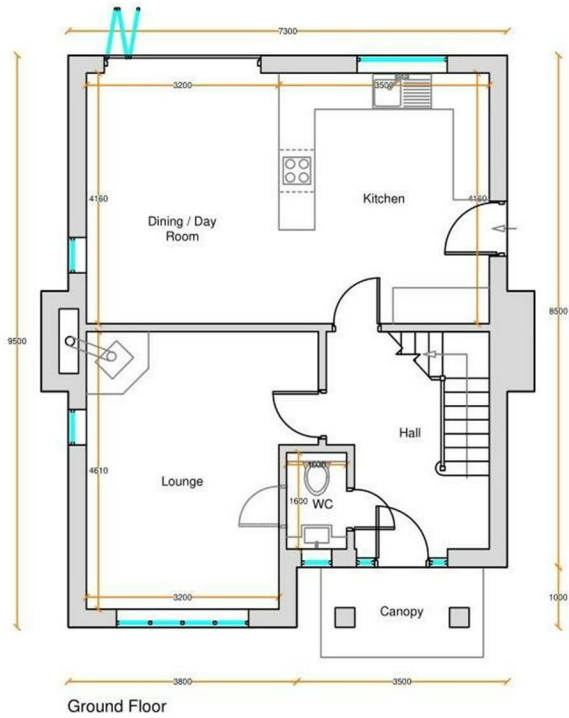


Building Plot at Cornerways,
 Everingham, YO42 4JD
 Price Guide £200,000



AGENTS NOTES
 For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
 By appointment with the Agent.

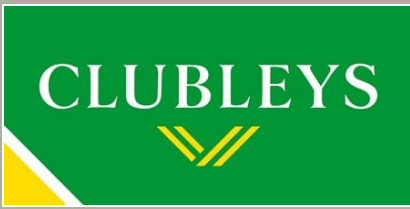
OPENING HOURS
 9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY
 Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE
 If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES
 We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



52 Market Place, Pocklington, York, YO42 2AH
 01759 304040
 pocklington@clubleys.com
 www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

An exciting opportunity to purchase a building plot with full planning permission for a three bedroom detached cottage.
 Application number : 21/03739/PLF

Situated on land North of Cornerways, in Everingham.

Everingham is a sought after conservation village.

For further details please contact the selling agents.



www.clubleys.com



BUILDING PLOT

The building plot stands in approximately 0.1 Acre in total.

PLANNING

Full planning consent was granted for a three bedroomed detached cottage. Planning Consent and plans can be downloaded from the Planning Portal under Application Number: 21/03739/PLF . Further plans are available in the office for inspection. The building plot is the land North of Cornerways in Everingham.

LOCATION

Everingham is a former estate village approximately 16 miles from York and midway between the Market Towns of Pocklington and Market Weighton.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any wayleaves, easements or rights of way. The land is sold subject to and with the benefit of all existing Rights of Way, Easements and

Wayleaves whether referred to in these particulars or not.

TENURE

Freehold with Vacant Possession.

METHOD OF SALE

The method of sale is for sale by private treaty.

GUIDE PRICE

The land is offered with a guide price of £200,000.

VIEWINGS

Viewing is strictly by appointment via the selling agents.



Mr & Mrs P T
 Proposed Cc
 Land to North
 Cornerways
 Thorpe Le St
 Everingham,
 Elevations &
 -as proposec

