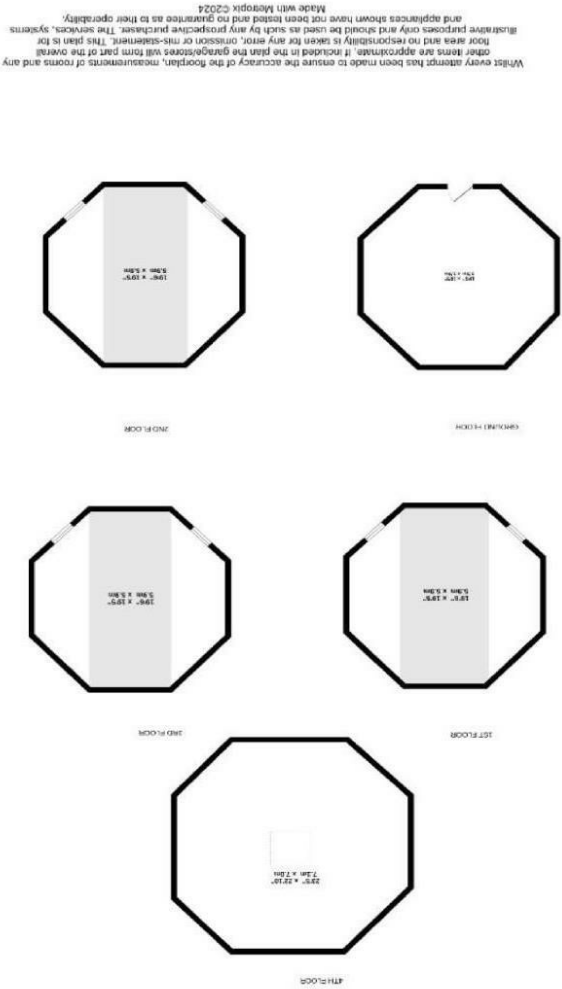




# Main Street Wheldrake, York YO19 6AB

Freehold  
Council Tax Band -

- Former Water Tower & Doctors Surgery
- Panoramic Views
- Potential For Conversion Subject To Planning
- Potential For Development In Conjunction With Doctors Surgery
- Sought After Village
- Four Storeys High
- Large Plot



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the ground/rooms will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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Main Street  
Wheldrake, York  
YO19 6AB

£450,000



A unique opportunity to acquire a detached former doctor's surgery and a four-storey water tower, set on a substantial plot in the highly sought-after village of Wheldrake.

Wheldrake is a desirable village offering a range of local amenities, schools, and excellent transport links to York and beyond. The area falls within the catchment for the Ofsted-rated 'Outstanding' Fulford Secondary School, further enhancing its appeal.

The property consists of two combined plots: a former water tower and a detached doctor's surgery. Access is via 54A Main Street, which is currently on the market under separate ownership.

With the potential for residential conversion, subject to the necessary planning permissions, this property presents an exciting development opportunity.

The property is vacant, and all viewings are strictly by appointment only.

