

Greet Farm

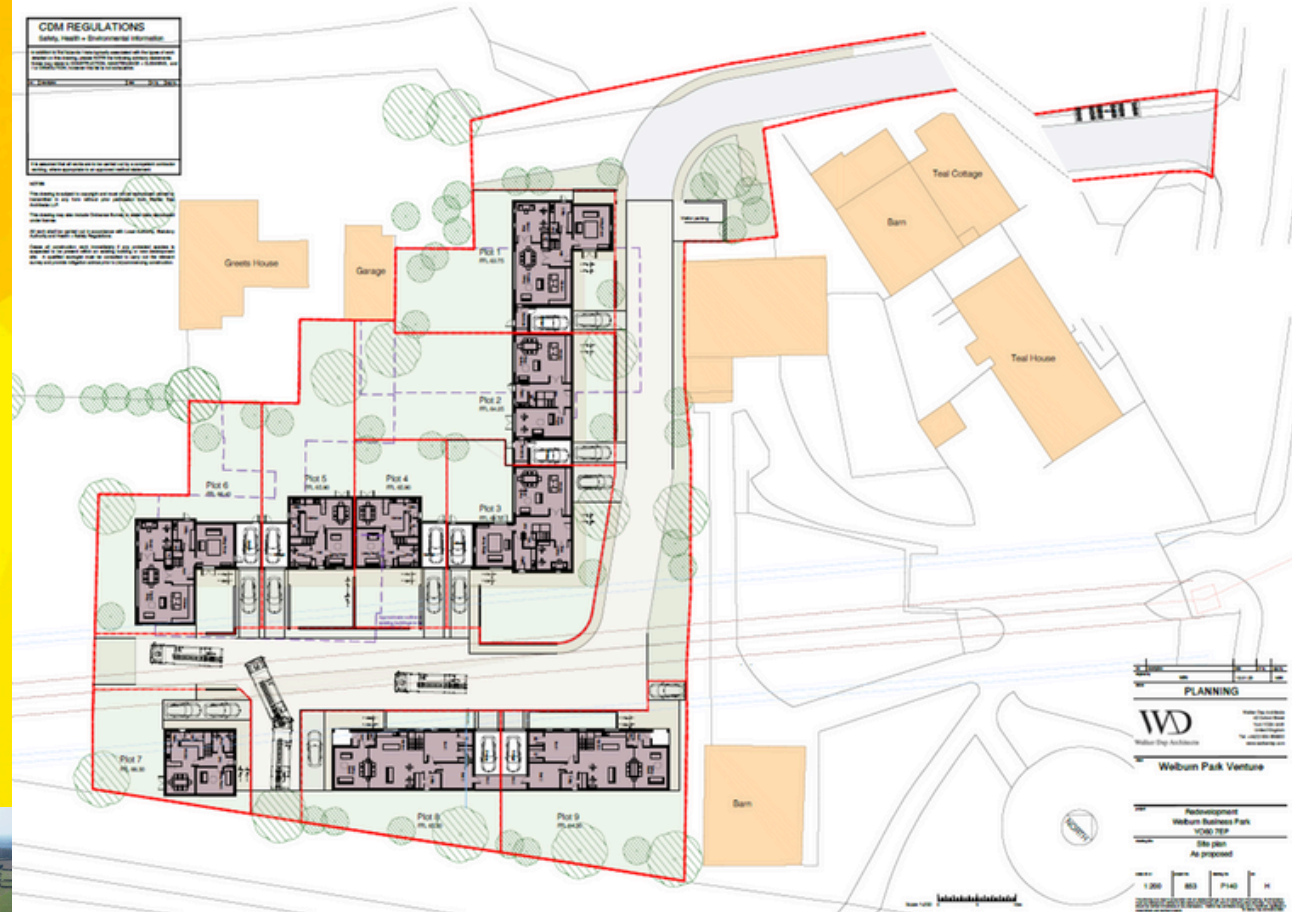
WELBURN, YO60 7EP

Immediate Development Opportunity



KEY HIGHLIGHTS

- Immediate Development Opportunity.
- The sale area is approximately 1.7 acres (0.687 Hectares).
- Located in the highly sought after countryside village of Welburn, which offers a wide range of amenities in a picturesque rural setting.
- The site is just 2 miles south of Castle Howard, the world famous 18th Century stately home.
- The site is accessible by road, located immediately north of the A64 offering excellent transport links.
- The site benefits from full Planning Permission for the development of 9 four bedroom residential dwellings with associated parking and landscaping following the demolition of existing buildings.(Ref: 24/00013/REF).
- Offers are invited unconditionally by Noon Thursday 19th June 2025.



LOCATION

The subject Land is located within the highly sought after village of Welburn, a small rural village dominated by desirable residential housing and open pastoral countryside. There are a range of services and facilities available in Welburn including Dogh Café, a public house, Primary school, a selection of independent businesses and Central Garage Welburn.

Located just 2 miles North of the subject site lies Castle Howards, an iconic 18th Century stately home which boasts 1,000 acres of maintained parkland. Castle Howard and its meticulously landscaped gardens compliment the beautiful Yorkshire countryside in which they lie, easily accessible by the subject site.



DESCRIPTION

The sale area comprises an area of approximately 1.70 acres (0.687 hectares) and is currently occupied by a single story office complex and 3 large sheds.

The site can be accessed via Greets House Road. Immediately east of the site is Station House Vets, followed by Greets house road. The land beyond the southern boundary of the site is agricultural, followed by 5 detached dwellings before reaching the A64. The north and west of the site consists of agricultural land. The site is currently occupied by a single story office complex and 3 large sheds.

The site is located Approximately 5 miles south-west of Malton, 13 miles northeast of York and 40 miles northeast of Leeds. Being situated immediately off the A64, the village is well located for connecting north and south.



PLANNING

The site has full planning approval for 9 four bedroom residential dwellings integral garages and associated parking and landscaping following the demolition of existing buildings following appeal on the 9th December 2024 (Ref:24/00013/REF).

VIEWING

Viewing of the Land can be obtained from Greets House Road. Should you wish to walk the internal boundaries of the site then please contact the agents in the first instance.



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TECHNICAL & PLANNING INFORMATION

Planning information and documents can be found in the data room:

METHOD OF SALE

Offers are invited by informal tender, unconditionally, with bids to be submitted to Joshua Franklin or Thomas Bruce. The deadline for offers is Noon Thursday 19th June 2025.

COMPLIANCE CHECKS

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity.

CONTACT

For further information please contact:

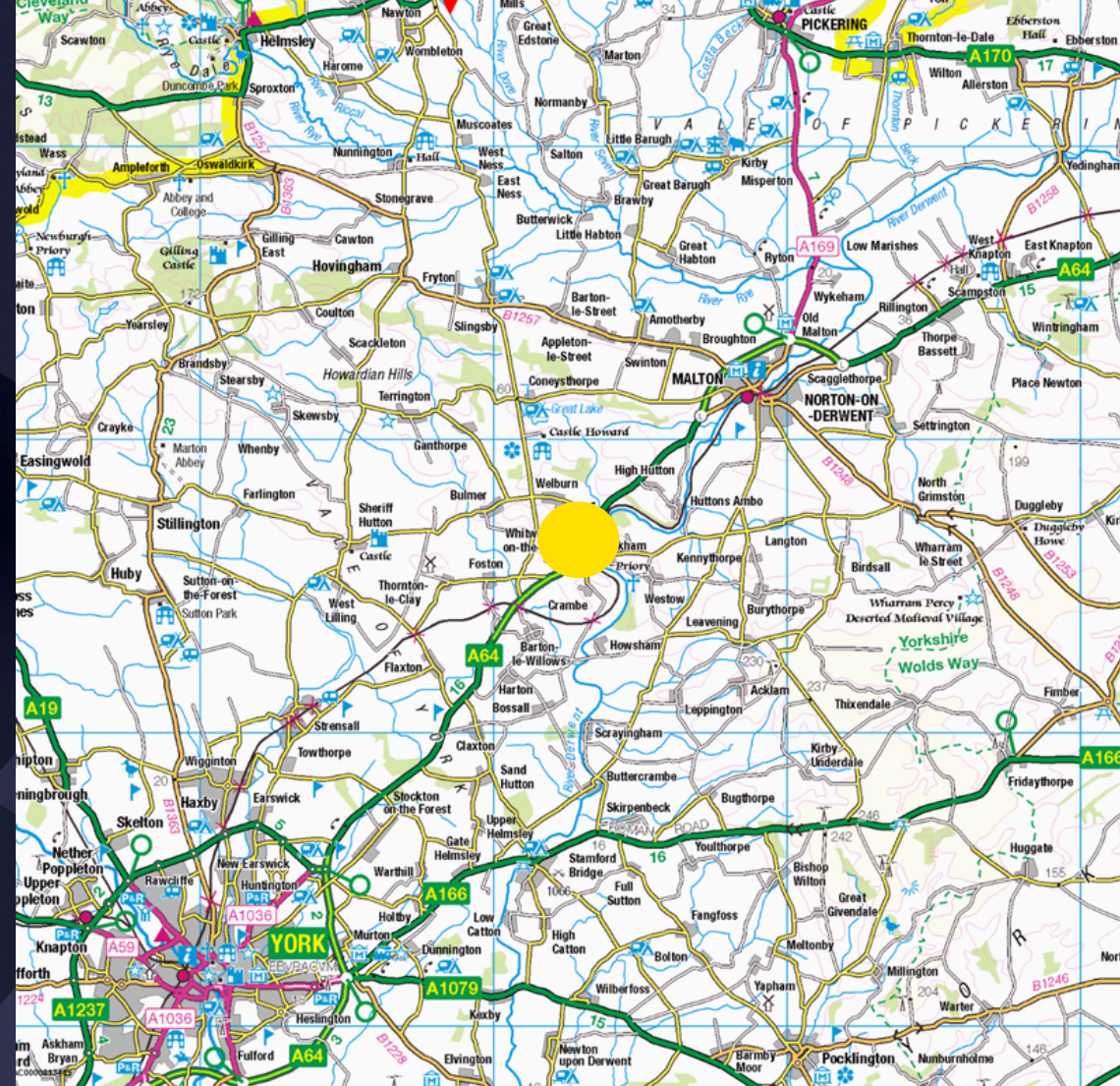
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