



AN EXCELLENT VILLAGE CENTRE RESIDENTIAL DEVELOPMENT OPPORTUNITY IN THE HEART OF RYEDALE

WEST VIEW FARM, WILTON, PICKERING, NORTH YORKSHIRE, YO18 7JY

savills



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Distances

Thornton-le-Dale 1.5 miles, Pickering 4 miles, Malton 10 miles, Scarborough 14 miles, York 28 miles (all distances are approximate)

Situation and amenities

The site is situated within the small village of Wilton on the southern fringe of the North York Moors National Park and close to the popular village of Thornton-le-Dale. The development is well placed for access to the road and rail network, with Malton station only 10 miles south, linking to the East Coast Mainline at York and the wider connectivity it provides. The village is on a regular bus route and within commutable travelling distance to York, Scarborough, Whitby, Malton and Thirsk.

From Wilton it is easy to take advantage of attractive tourist locations including the coastal towns and fishing villages such as Whitby and Robin Hoods Bay. Dalby Forest and the North York Moors National Park both are less than 2.5 miles away.

Wilton benefits from a farm shop, village hall and historic church, there are further shops, pubs, restaurants and a primary school at Thornton-le-Dale, only 1.5 miles to the west.

Description

The former farmstead extends to about 1 acre including an extensive and attractive range of traditional farm buildings in two courtyards and a modern steel frame 'Dutch Barn', all with consent for residential development.

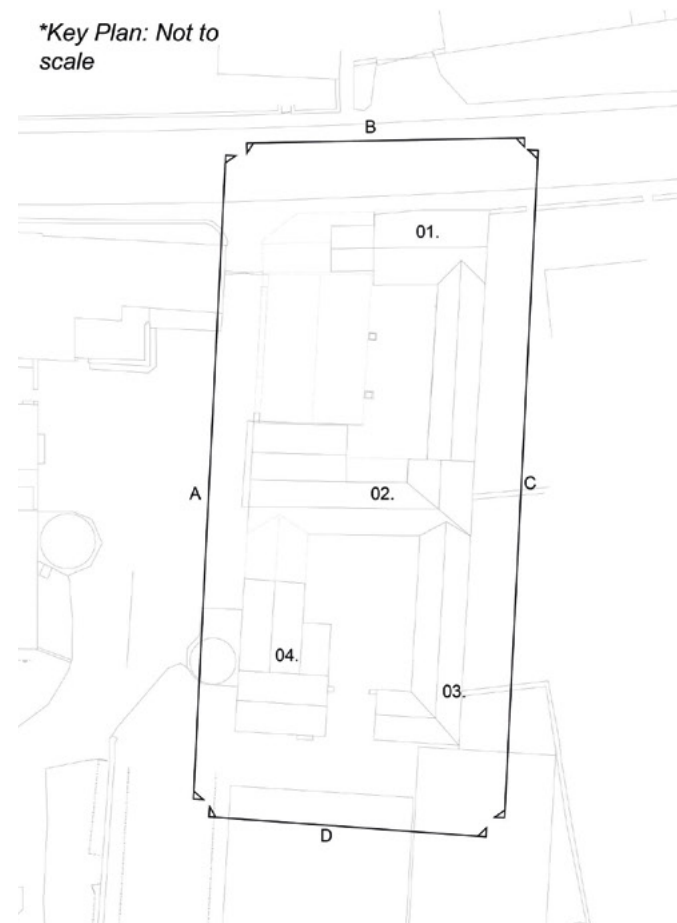
The development will transform the buildings into seven private dwellings, ranging from two to four bedrooms, well proportioned with parking and extensive gardens. The site, like much of Wilton, benefits from an elevated position with far reaching views over attractive rural rolling countryside.



PROPOSED ELEVATIONS A–D



**Key Plan: Not to scale*



Planning

The site benefits from two planning consents, details are set out below:

Change of use, demolition and conversion of agricultural buildings to form 1no. four bedroom dwelling and 1no. two bedroom dwelling with associated parking and landscaping. Full details available on the council planning portal using reference: 19/01050/FUL

Change of use, demolition and conversion of agricultural buildings to form 3no. two bedroom dwellings and 2no. three bedroom dwellings with associated parking and landscaping. Full details available on the council planning portal using reference: 19/01057/GPAGB

Copies of all plans, consents and surveys are available on request.

Site clearance

The vendors are prepared to make arrangements to remove the modern farm buildings which lie with or stride the sale area.

General Remarks and Stipulations

Tenure

The freehold with vacant possession on completion.

Method of Sale

The property is offered for sale by private treaty as a whole, the agents reserve the right to conclude negotiations by any other means at their discretion.

Services

Wilton is served by mains water, electricity and drainage

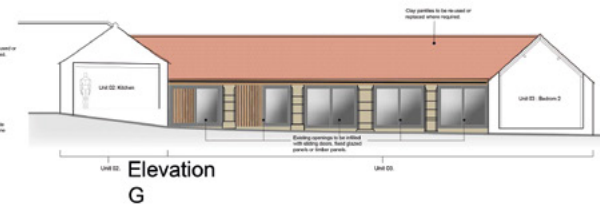
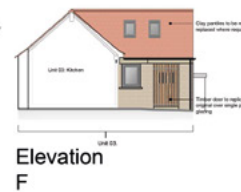
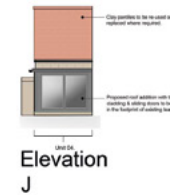
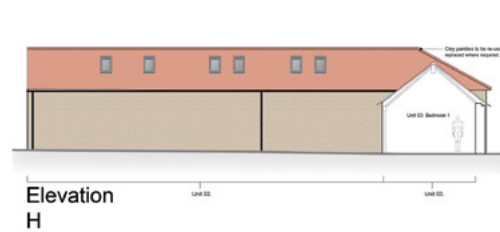
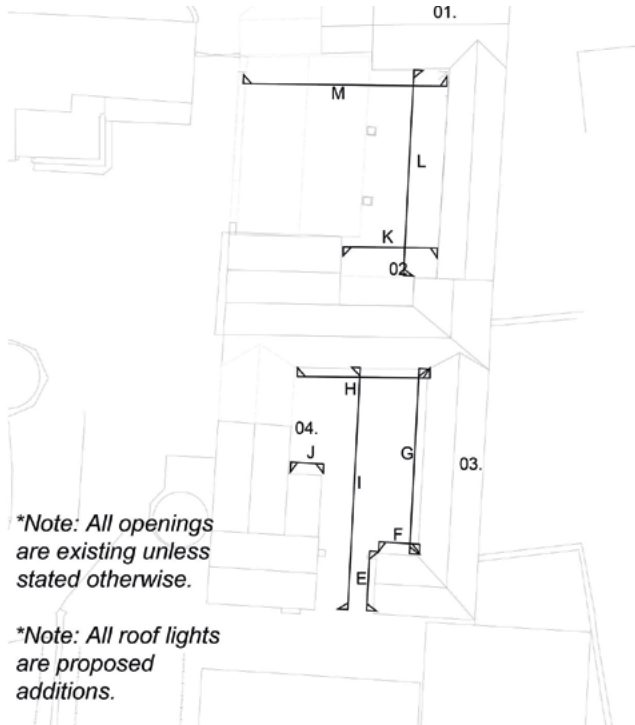
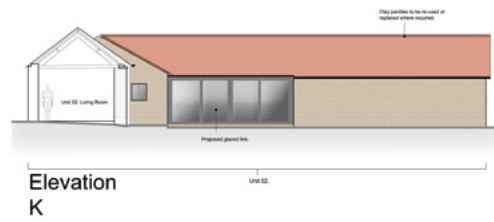
Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Local Planning Authority

Ryedale District Council
Ryedale House
Old Malton Road
Malton
North Yorkshire
YO17 7HH
t. 01653 600666

PROPOSED ELEVATIONS E—M



Viewing

Viewing is strictly by prior appointment with the selling agents Savills 01904 617800. This is a working farm so please be mindful of the potential hazards when inspecting the property with viewing entirely at your own risk.

Postcode

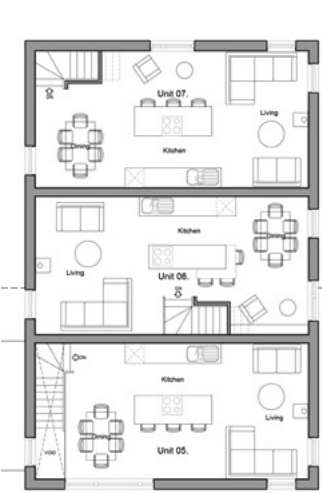
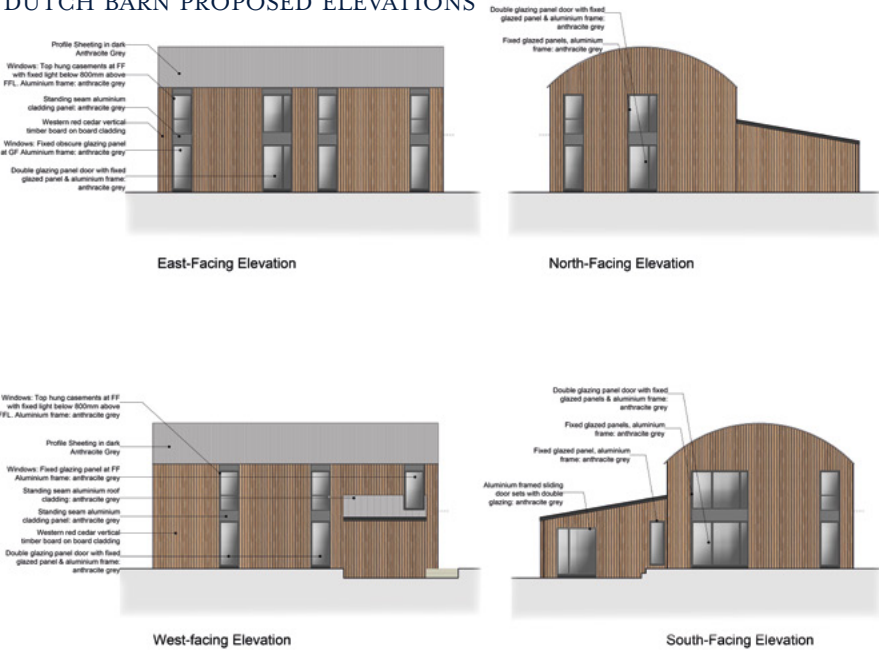
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Date of Information

Particulars prepared – June 2021

Photographs taken – May 2021

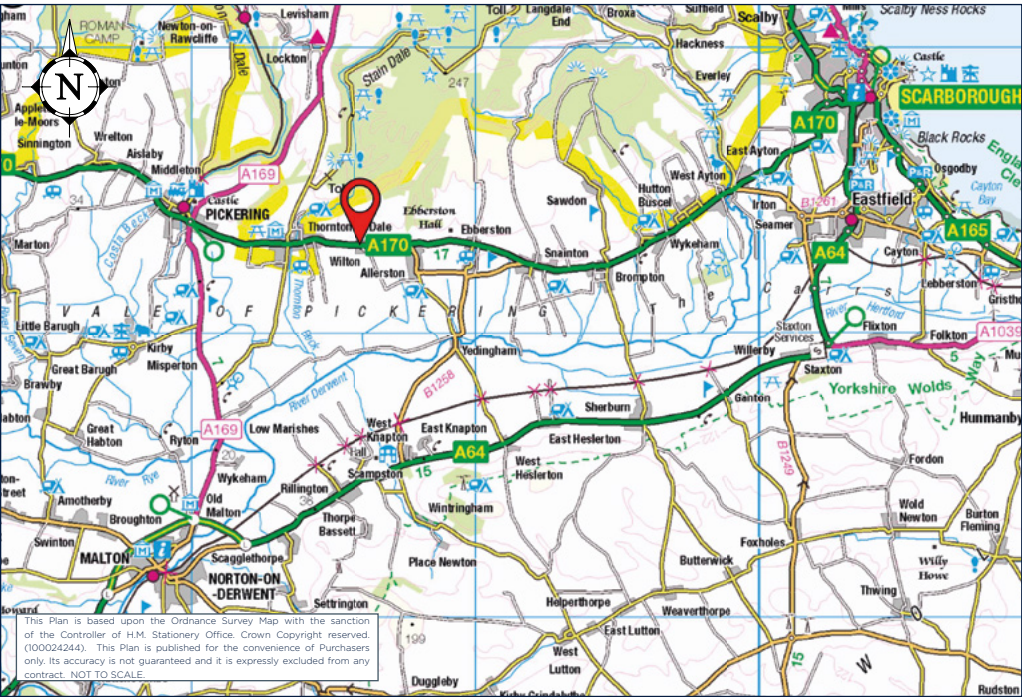
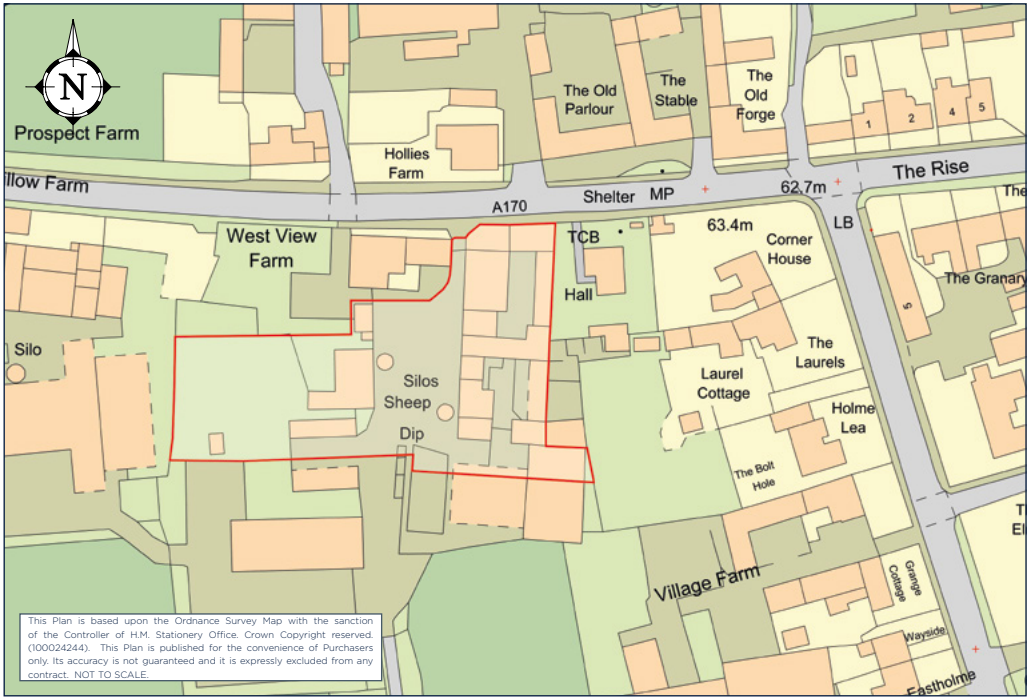
DUTCH BARN PROPOSED ELEVATIONS



First Floor Plan



Ground Floor Plan







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