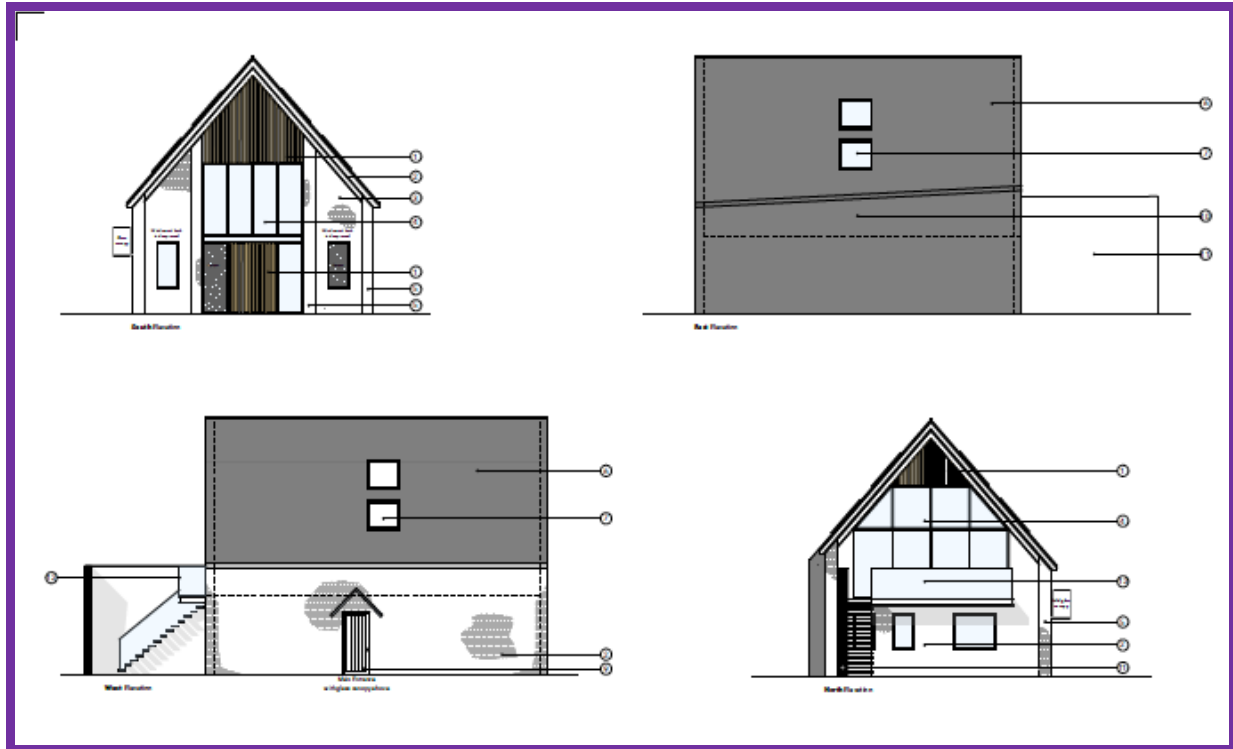


# 'ECO-HOUSE' DEVELOPMENT OPPORTUNITY

**RILLINGTON  
MALTON  
YO17 8LN**

Source: Google Maps



**An opportunity to acquire a building plot  
Planning consent for re-development of the site for an  
Eco-House to be built to the “Passivhaus” standard**

- **Excellent location**
- **Popular village**
- **Good range of local amenities**
- **Planning consent in place**

**FOR SALE**

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

**M|P|C**

## **LOCATION**

The property is situated with prominent frontage to Westgate on the edge of the village of Rillington, approximately three miles east of Malton. Westgate forms part of the A64 road that links Malton with York and Scarborough. Road connections and public bus transport are therefore very good.

Rillington is a popular residential village and has a range of amenities including pubs, fish & chip shop, grocery store and a well regarded primary school.

## **DESCRIPTION**

The property comprises a residential building plot which currently comprises a disused chapel building. We believe that the property has connections for electricity, water and drainage but interested parties must make their own enquiries in this regard.

## **PLANNING**

The property has planning consent for the redevelopment of the site to demolish and clear the site and provide a new single dwelling.

The dwelling must be built to the 'Passivhaus' principles of energy and air quality management. For further information interested parties should refer to the planning decision notice on the Ryedale District Council website; [www.ryedale.gov.uk](http://www.ryedale.gov.uk) planning reference 17/00744/FUL. Otherwise please register your details with the sole agents and we will send you a copy of the decision notice and floor plans.

## **GUIDE PRICE**

We are instructed to request offers in excess of £75,000.

## **VAT**

We are advised that VAT will not be charged on the sale price.

## **VIEWINGS**

By prior appointment with the sole agents. [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)

Mobile number: 07725 416002

Subject to contract 181017

### **IMPORTANT NOTICE**

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.



Source: Google Maps

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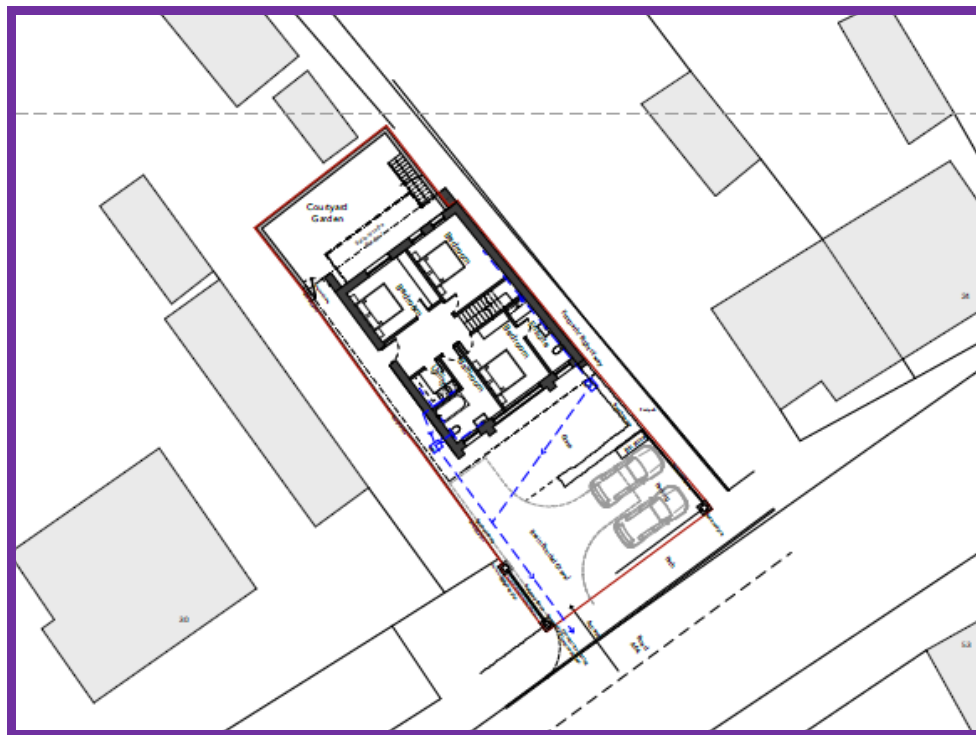
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Boundary is approximate only and should not be relied upon



**Proposed Development site plan - Not to Scale**

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