



1 Mowthorpe, Hackness, Scarborough, YO12 5TB  
Guide Price £425,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



New to the market is this SUBSTANTIAL PLOT totalling approx 0.83 acres on the outskirts of the well regarded village of HACKNESS with permissions to build a FOUR BEDROOM DETACHED HOME. The land is complete with a STATIC CARAVAN, VEGETABLE PLOTS and PONDS.

The foundations for the dwelling, are already in place for any prospective purchaser. The property once constructed will comprise; entrance hallway with stairs to the first floor and storage facilities, a generous living room, an open plan kitchen/diner, utility room and a downstairs WC. To the first floor will be a landing space with storage, a master bedroom with an en-suite shower room, three further bedrooms and a family bathroom.

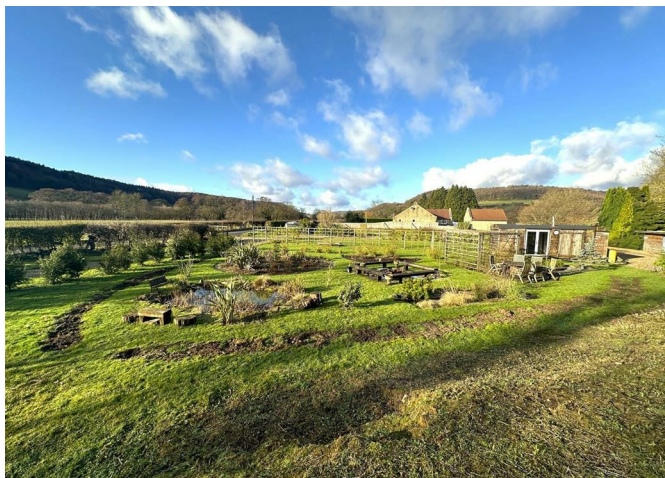
The proposed dwelling will be set within land of approximately 0.83 acres with off-street parking, a static caravan on-site, multiple ponds and vegetable plots.

For further details of the planning application, see reference: NYM/2020/0558/FL

The land is accessed via a private entrance off Mowthorpe Road, just on the outskirts of the ever popular village of Hackness to the North/West of Scarborough with Raincliffe Woods and Forge Valley on the doorstep providing any prospective owner with fantastic woodland and riverside walks. Ideal for dog owners.

Overall this is a superb opportunity for the right buyer to acquire a substantial plot in a much sought after, desirable location. The finished property would benefit from a superb, very secluded countryside setting with fantastic open aspect views over open fields to woodland with a little security from just one immediate neighbour and two further properties approximately one hundred yards away. The location is about 2-3 miles to East Ayton and 4-5 miles into Scarborough. A unique opportunity seldom available.

Call our friendly team at the office now for more information or to arrange a viewing on 01723 352235.





Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

**03b FF Proposed**  
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