

RESIDENTIAL DEVELOPMENT  
79 EASTGATE, PICKERING

GUIDE PRICE £300,000

Cundalls

RESIDENTIAL DEVELOPMENT  
79 EASTGATE, PICKERING  
NORTH YORKSHIRE  
YO18 7DW

Prime residential development, occupying the site of the former Eastgate Fisheries.

Full planning permission for 4 dwellings, with associated gardens and parking.

**Planning reference: 22/01131/FUL**

The development occupies the site of the former Eastgate Fisheries and amounts to just over 0.1 of an acre. Full planning permission has been granted to construct a pair of mews style cottages, which would have a frontage onto Eastgate. Each cottage provides approximately 750 square feet of accommodation with kitchen, sitting room and cloak to the ground floor. To the top two floors; up to three bedrooms and two bath/shower rooms. Towards the rear of the site there is permission to build a pair of semi-detached dormer bungalows. The proposed accommodation allows for an open plan living dining kitchen with utility, ground floor bathroom and two bedrooms arranged over two floors. Each property has grounds and associated parking, and we understand that all but one condition has been discharged on the site.

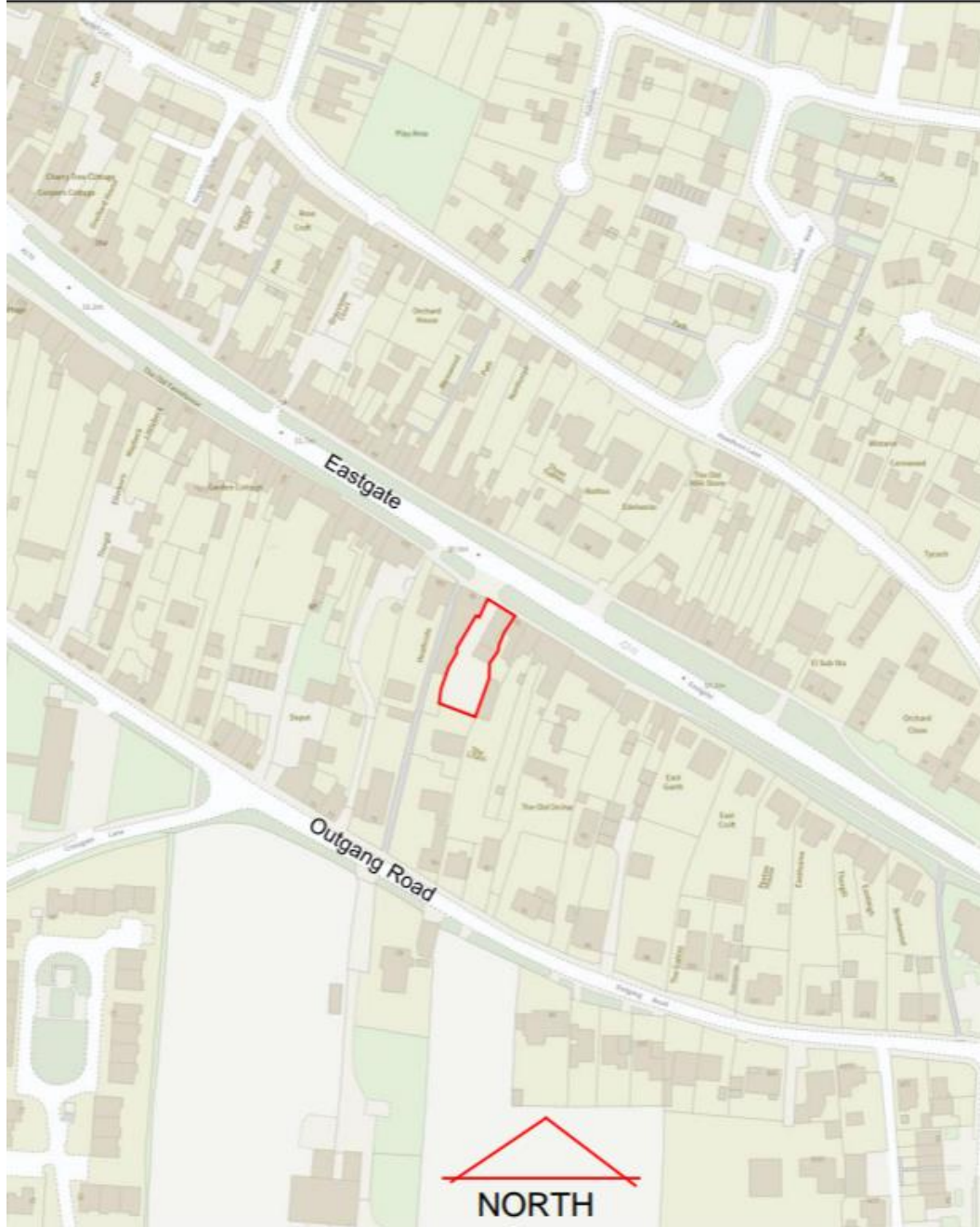
**Development opportunities of this type are increasingly scarce, and it is worth noting that none of the dwellings are subject to any kind of occupancy condition or affordable housing contribution.**

**SERVICES & ACCESS** - The site benefits from good works access and has the advantage of mains services close by on Eastgate.

**VIEWING** – All viewing is strictly by prior arrangement with the selling agents. Telephone 01653 697820 or 01751 472766.

**LOCAL PLANNING AUTHORITY** – North Yorkshire County Council, Ryedale House, Malton, North Yorkshire, YO17 7AH, Tel: 01653 600666

Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.



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EXISTING SITE LAYOUT  
1:125



PROPOSED SITE LAYOUT  
1:125

- Notes
1. Do not scale from this drawing.
  2. All planting to be native species.
  3. Foul water to connect into Yorkshire Water Main sewer.
  4. Surface water to connect into existing on site SW system.
  5. Fencing to be close boarded timber.
  6. Parking and road to be retained as existing tarmac.
  7. All sound barriers to be close-boarded timber fences. The minimum requirement for the barrier is a minimum surface mass of 10kg/m<sup>2</sup> and no gaps or holes.

**LEGEND**

- New native species planting
- New natural stone paving - Indian Stone
- Grass / garden area
- Gravel
- New native species tree
- tarmac drive / parking
- 1.8m Noise Barrier Fence
- 2m Noise Barrier Fence
- 2.5m Noise Barrier Fence
- Proposed Surface Water drainage
- Proposed Foul Water drainage

D	Sound barrier details added	JAW	02.02.23
C	Additional details added	JAW	08.12.22
B	Additional details added	JAW	01.12.22
A	Cycle parking added	JAW	23.11.22

DATE	REVISION	BY	DATE
03.09		JAW	
<b>Mr Marcus Jeffrey</b>			
PROJECT TITLE			
Proposed Housing Eastgate Fisheries, Pickering			
DRAWING TITLE			
Existing and Proposed			

**JAW DESIGN**

Architectural Design ■ Landscape Design ■ Consultancy

116 Westgate, Pickering, North Yorkshire YO19 8BS  
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Client	JAW	Date	Sept 2022	Scale	1:125
Designer					
Checker					