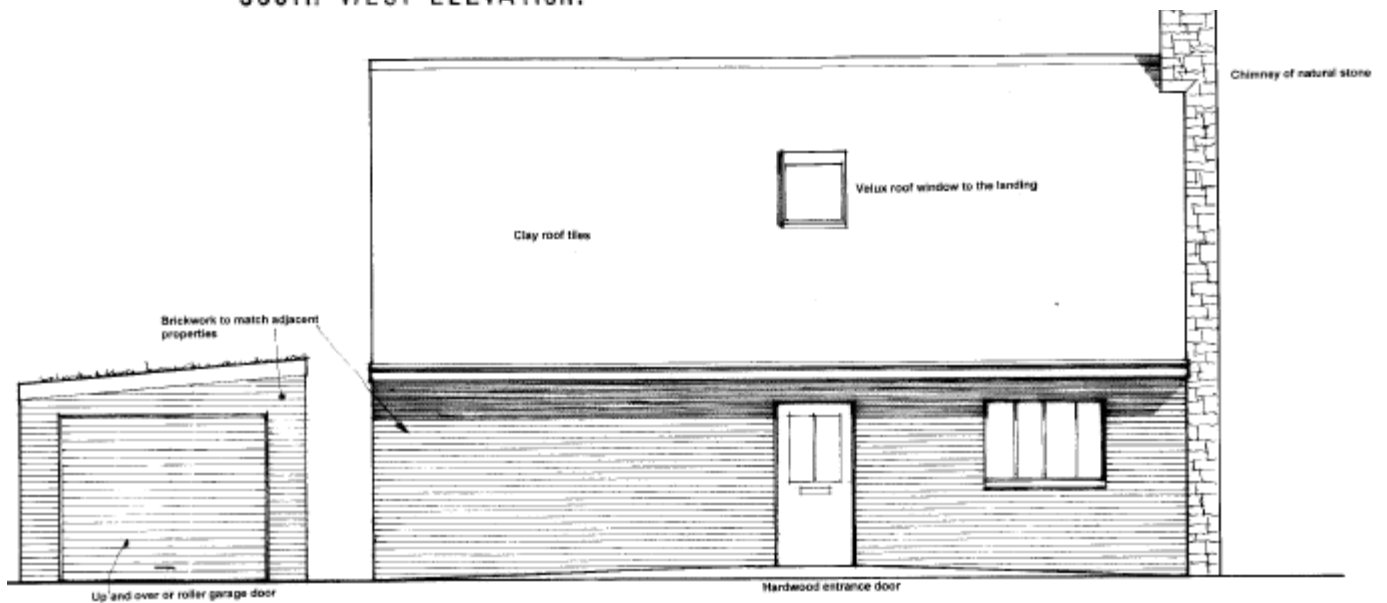


SOUTH WEST ELEVATION.



NORTH EAST ELEVATION.

## LAND TO THE REAR OF RUSSET GROVE, YO12 6HS

A plot of land for sale with full planning permission for a detached new build dormer bungalow with habitable roof space and detached garage.

Price for freehold £80,000



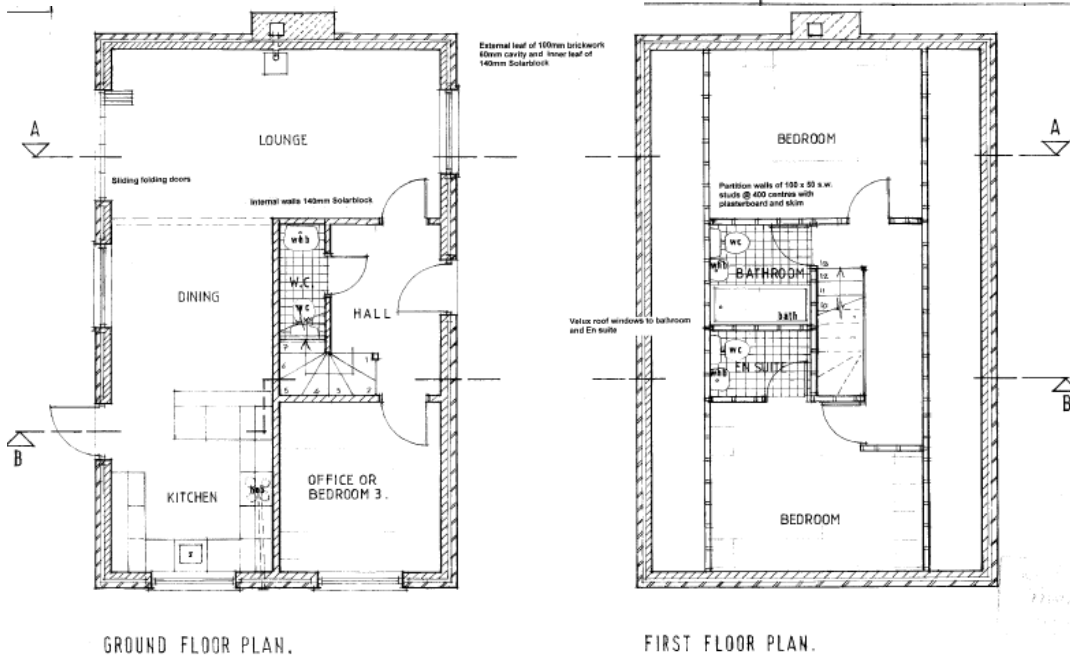
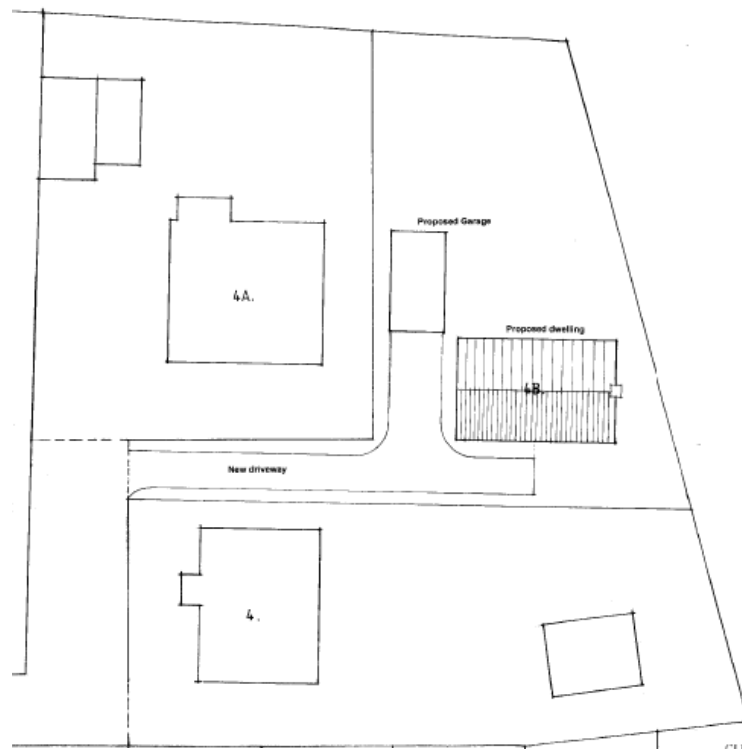
75 Newborough, Scarborough, YO11 1ET  
 Tel: 01723 379991  
[www.jacksonspropertyservice.co.uk](http://www.jacksonspropertyservice.co.uk)

## PLOT OF LAND, REAR OF RUSSET GROVE, SCARBOROUGH

Located in a good cul-de-sac location on the North side of Scarborough this building plot has full planning permission for a new build detached dormer bungalow with habitable roof space and detached garage.

**DIRECTIONS:** From Scalby Road turn onto Green Lane at the traffic lights, take second right into Greylands Park Avenue, towards the end turn right onto Russet Grove

**NOTE** Plans are Not to Scale.



GROUND FLOOR PLAN.

FIRST FLOOR PLAN.

**VIEWING** By appointment through this office.

**MEASUREMENTS** Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS**

Conditions of receiving Jacksons Property Service particulars.

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.