



18 Church Lane, York

Offers Over £875,000

- Residential Development Site
- Detached Building Plot
- Application Ref No: 24/01755/FUL
- 2 Barn Conversions

**** OUTSTANDING RESIDENTIAL DEVELOPMENT SITE ****

An ideal opportunity for property developers to acquire this choice residential development site, located in the heart of Nether Poppleton with the benefit of detailed planning consent.

Foreword

A very rare opportunity on Church Lane in Nether Poppleton to acquire a choice residential development site with detailed planning consent for the creation of three separate dwellings with associated parking and clearly defined access.

The site is certain to be of interest to York's development community and is being offered for sale with both vacant possession and no onward chain.

Planning

By Decision Number 24/01755/FUL dated 20th May 2025, detailed planning consent has been granted for the conversion of a large redundant barn to form 2no.

dwellings in addition to the creation of a substantial detached house to the rear with associated access and parking.

Services

Mains services of electricity, water and gas are understood to be available to the site. Prospective purchases are advised to satisfy themselves that the appropriate connections can be made:

A. Local Authority
City Of York Council
Station Rise
York
YO1 6GA
Tel: 01904 551550

B. FOUL DRAINAGE AND WATER
Yorkshire Water Services
PO Box 52
Bradford, BD3 7YD
Tel: 0345 1208 482

C. HIGHWAYS
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

Mode of Sale

Offers are invited for the Freehold Interest in the site subject to contract only. A full set of plans are available from the selling agent or can be downloaded from the City of York Council planning portal site.

Tenure

We assume the tenure to be Freehold. Please note that we have not had sight of any title deeds or other legal documents.

Agents Note

Adjoining the development site is a 4 bedroom residential property that can be acquired as part of the entirety of the site or as an individual lot.

Lot 1: House - Offers Over £825,000

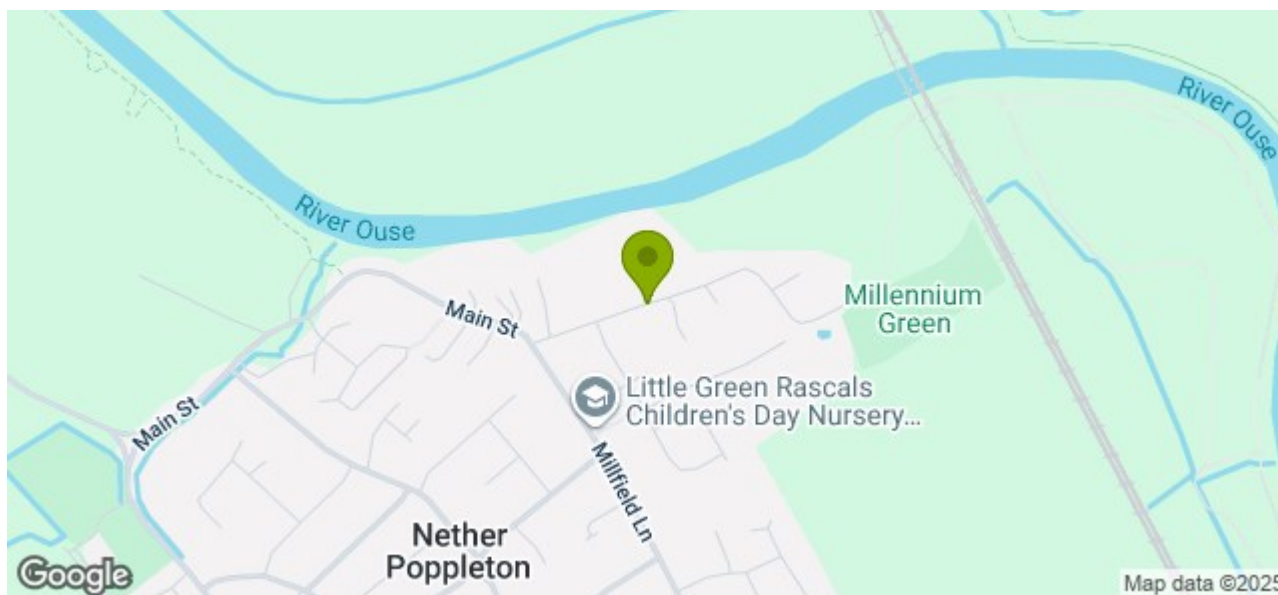
Lot 2: Development Site - Offers Over £875,000







RIBA # BrierleyGroom Planners & Architects Brierley Groom LLP 18 Church Lane, Nether Poppleton, York YO21 2JL 01904 489731 info@brierleygroom.co.uk www.brierleygroom.co.uk	
RACHEL LEEDHAM	
18 CHURCH LANE, NETHER POPPLETON YORK.	
SITE PLAN AS PROPOSED	
DATE	AUGUST 2024
BY	AS NOTED @ A1
FOR	PLANNING
PROJECT	L071.01.04



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

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