



West Terrace, Husthwaite, York Offers In Excess Of £95,000

A prime residential building plot with planning in place to build a 2 bedroom detached house on the rural fringes of a fabulous village 4 miles north of Easingwold, 9 miles south of Thirsk and just under 15 miles north of York. For sale by way of Informal Tender with all bids to be received in writing by no later than 14:00 on Monday 18th August 2025.

*** TENDER FORMS AVAILABLE UPON REQUEST ***

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Planning Overview

Planning permission for a new dwelling was granted by North Yorkshire Council on 24th June 2025.

Planning Reference - ZB25/00394/FUL

Electronic copies of the approved plans and conditions outlined within the Decision Notice are available from the selling agent upon request or can be viewed online through North Yorkshire Council's open access portal.

Please also note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule. Details of the charging schedule are available on the council website at www.northyorks.gov.uk

New Dwelling Overview

Located on the rural fringes of Hushwaite, this prime residential building plot has a total size of 1,894 sq ft (176 sq.m) and permission in place to build a 2 bedroom detached house that will provide around 861 sq ft (80 sq.m) of living space complemented by a double width drive and garden areas to the side and rear.

Services

Mains water and electricity have yet to be connected to the barn and our clients are currently awaiting quotes from both Yorkshire Water & Northern Power Grid. Buyers are however encouraged to obtain their own quotes prior to submitting an offer by contacting the appropriate authorities:

ELECTRICITY

Northern Power Grid - 0800 011 3433 - www.northernpowergrid.com

WATER

Yorkshire Water - 0345 124 2424 - www.yorkshirewater.com

HIGHWAYS

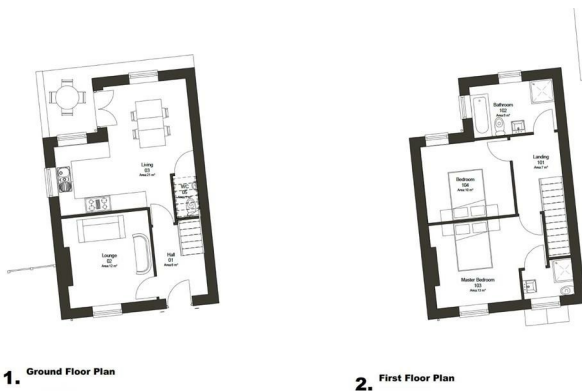
NY Highways - 01609 798170 - www.nyhighways.co.uk

LOCAL AUTHORITY

North Yorkshire Council - 0300 131 2131 - www.northyorks.gov.uk

Tenure

Freehold



1. Ground Floor Plan

2. First Floor Plan





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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

N Lawrence

