



West Terrace, Huthwaite, York Price Guide £85,000

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.

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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 Husthwaite, 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 plot. Buyers are 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

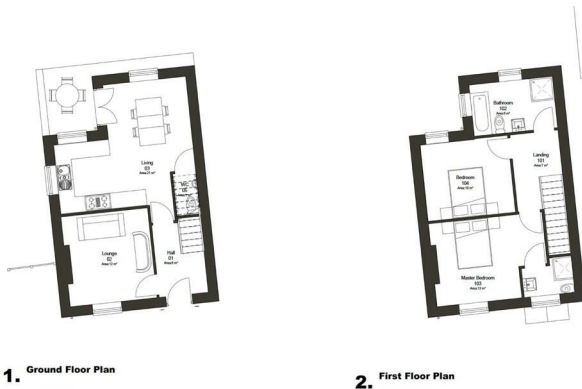
NY Highways - 01609 798170 - www.nyhighways.co.uk

LOCAL AUTHORITY

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

Tenure

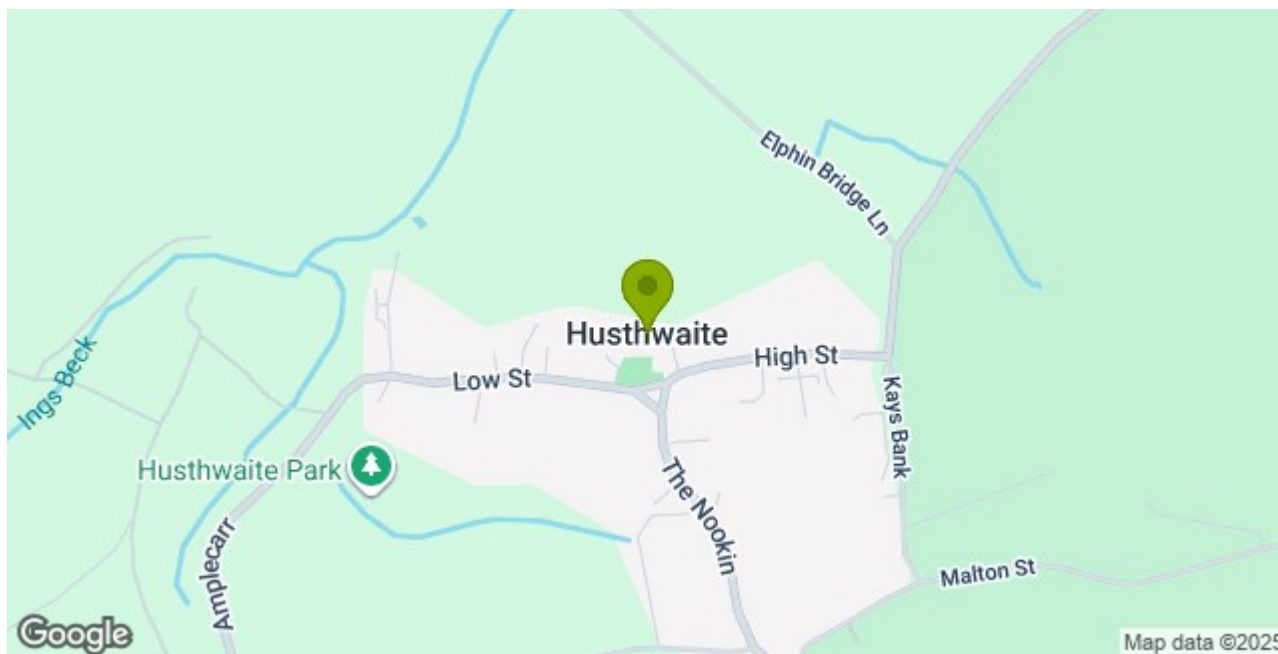
Freehold



1. Ground Floor Plan

2. First Floor Plan





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