



House & Plot, New Lane, Huntington, York Offers Over £600,000

BUNGALOW & BUILDING PLOT WITH FULL PLANNING PERMISSION

An excellent opportunity to purchase this substantial detached bungalow with surrounding gardens and adjoining building plot benefitting from detailed planning permission to create a double storey detached dwelling.



We are delighted to offer for sale this superb opportunity to purchase this sizeable bungalow sitting within the heart of Huntington with the benefits of outline planning permission gained for the erection of a single storey bungalow. The site offers quick and easy access to York, Vanguarde and Monks Cross shopping centre along with the A64 and York outer ring road close by. Importantly the property sits within catchment for the highly regarded Huntington Secondary School and is sure to appeal to families looking to come together, developers along with those with dreams of constructing their own home.

The site currently comprises a detached bungalow sitting in approximately 1/3 acre which comprises spacious four bedroomed accommodation which is entered via a central door with an entrance hall giving access into all rooms. The property presents two spacious ground floor reception rooms to the front elevation along with a good sized kitchen with a range of modern units to four side with doors into the utility room and dining room. In addition are four spacious and well-proportioned bedrooms which are served by a bathroom completing the accommodation with bedroom three benefitting from an en-suite shower room.

To the outside, the property is accessed directly off New Lane with a sweeping circular paved driveway giving ample off street parking and a side driveway leading to a detached garage and workshop (to be demolished).

Building Plot

A successful planning application has been approved for the erection of a 1 no. detached dwelling to offer approximately 1500sq ft of gross internal accommodation.

Application Number

Plans are available upon request via the selling agent or alternatively can be downloaded from the City of York planning portal from the following planning application numbers.

21/02264/FUL

20/01985/FUL - Variation of condition 2 of permitted application won on appeal.

Mode of Sale

Offers are invited unconditionally for the freehold of the site subject to contract only.

Services

All mains services are believed to be connected to the site however we would advise purchasers to carry out their own due diligence and investigations to the appropriate authorities prior to completion of the sale. The services are believed to be as follows:

(A) Local Authority:

City of York Council

West Offices

Station Rise

York

YO1 6GA

Telephone number: 01904 551500

(B) Foul and Surface Water Drainage:

Yorkshire Water

Yorkshire Water Services

PO BOX 99

Bradford

BD3 7YB

Telephone number: 0800 138 5385

(C) Water

Yorkshire Water

Yorkshire Water Services

PO BOX 99

Bradford

BD3 7YB

Telephone number: 0800 138 5385

(D) Highways:

City of York Council

West Offices

Station Rise

York

YO1 6GA

Telephone number: 01904 551500

(E) Electricity:

Northern Electric

Carloli House

Market Street

Newcastle upon Tyne

NE1 6NE

(F) Gas:

The National Grid

PO BOX 5516

Wolverhampton

WV1 9EZ

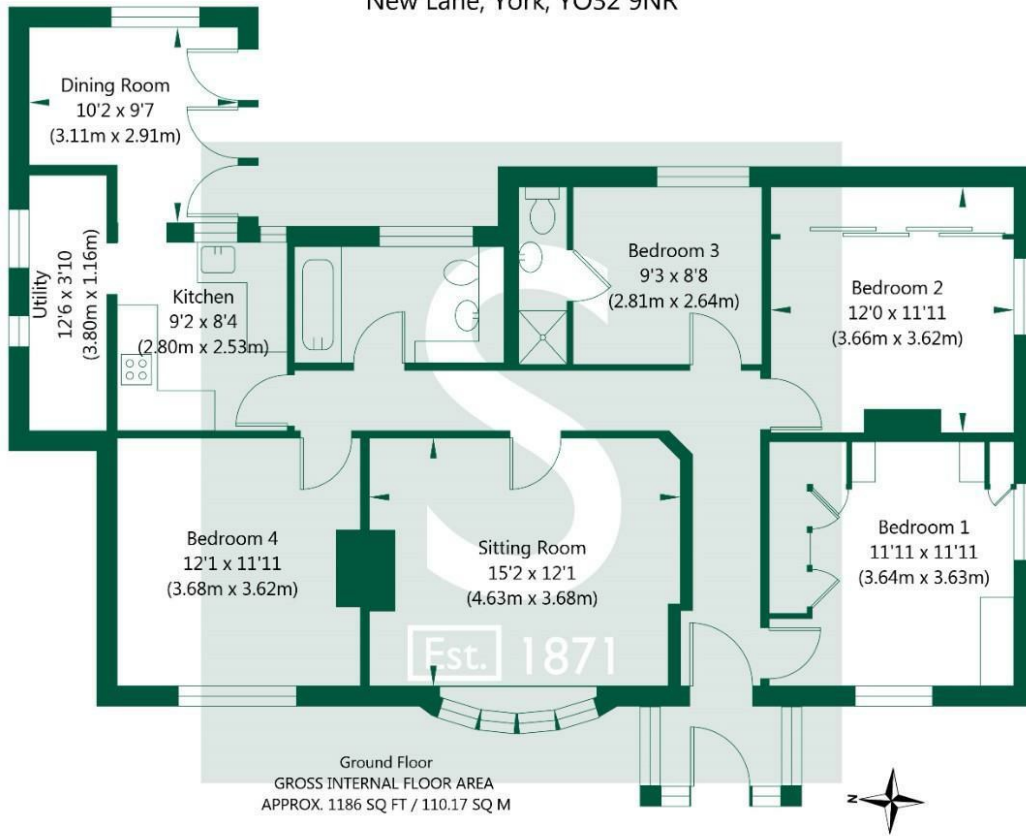
Council Tax Band

City of York - Band E

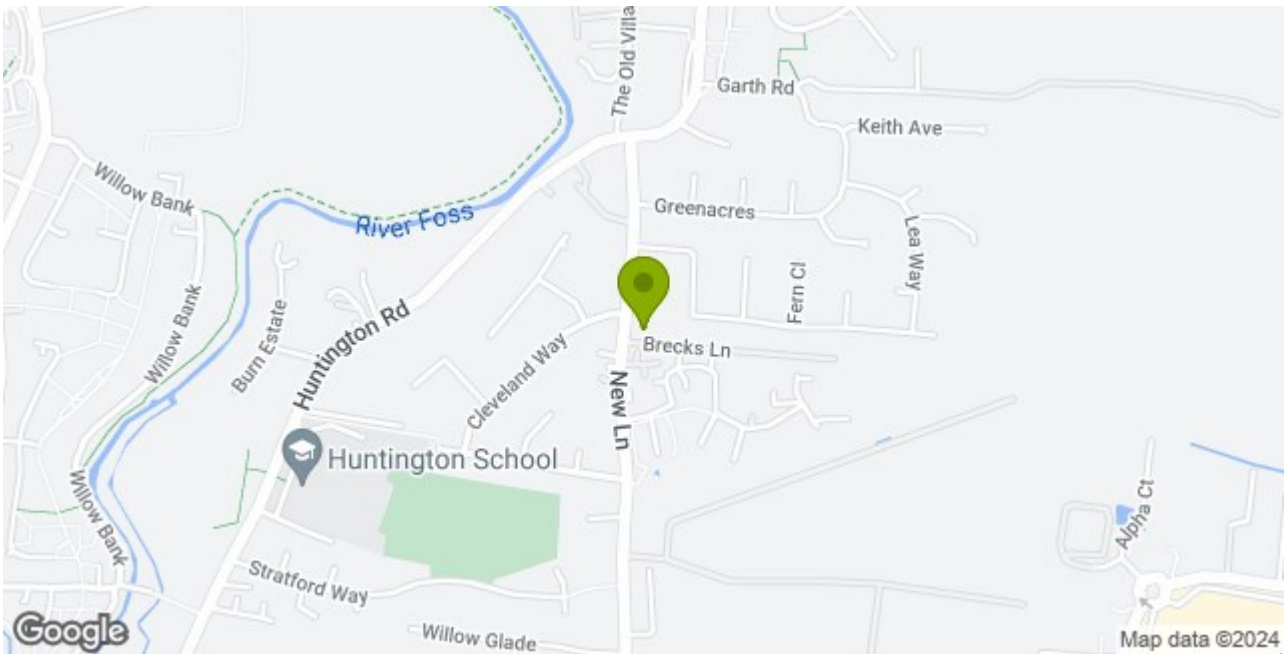
EPC

56 (D)

New Lane, York, YO32 9NR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1186 SQ FT / 110.17 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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York Auction Centre	01904 489731
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- 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

