



## Tadcaster Road, Dringhouses, York Asking Price £1,800,000

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

A prime residential development site with detailed planning consent for the erection of 4 architecturally designed detached houses with a private access drive, and positioned directly off Tadcaster Road, a 'stones throw' from The Knavesmire.





## Foreword

Approximately one acre of prime residential development land, situated to the rear of 102 Tadcaster Road, in one of York's most sought after locations. The site is being sold with the benefit of a detailed planning consent for 4 luxury detached dwellings with a total 10,500 square feet of developable area.

## Planning

By Decision Number 24/00404/FUL dated the 18th October 2024, planning consent has been permitted for the erection of 4no. dwelling houses to rear of 102 Tadcaster Road with associated access and landscaping works.

## Services

Mains services of electricity & water 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  
West Offices  
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

## Tenure

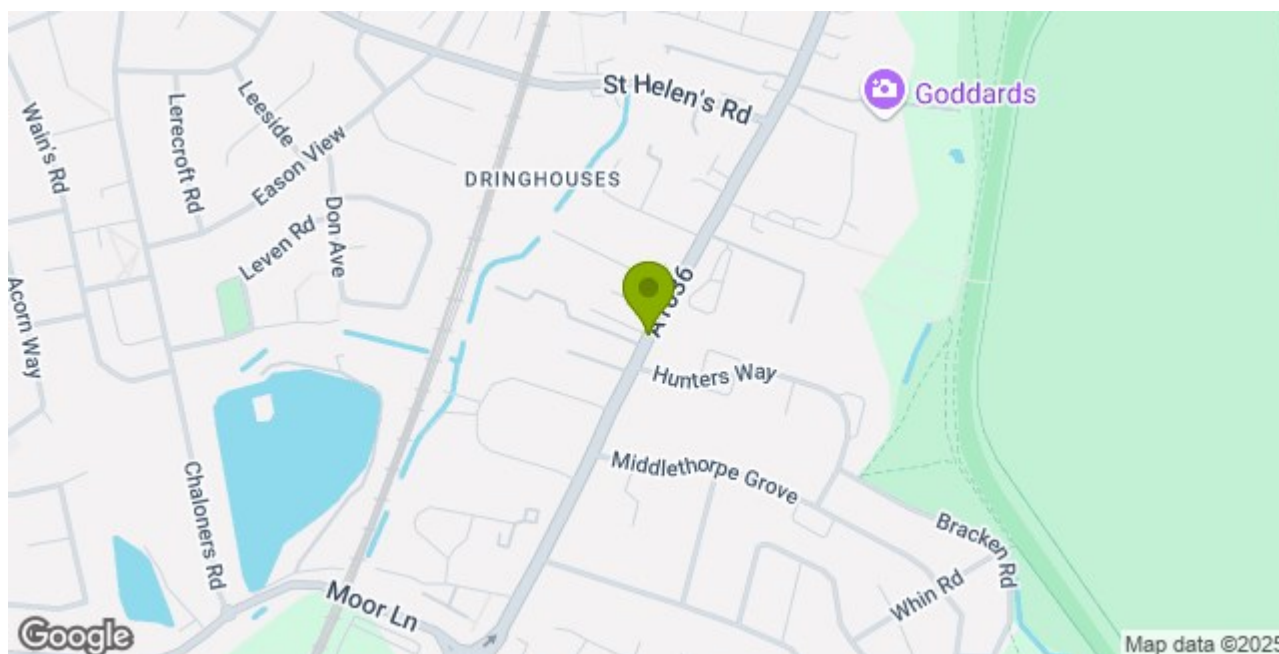
We assume the tenure to be Freehold. Please note that we have not had sight of any title deeds or other legal documents.

## Mode of Sale

Offers are invited for the Freehold Interest in the site, subject to contract only. A full set of plans and schedule of areas is available from the selling Agent.

## Viewings

Viewings of the site are strictly via appointment through the selling Agent. Please contact Nick Kay at our Stephensons York Office



## 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

N Lawrence

