



## North Moor Road, Easingwold Asking Price £550,000

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

An opportunity to acquire residential development site with planning consent for the creation of 8 barn conversions, set on the outskirts of Easingwold and being offered for sale with vacant possession.

Guide Price £550,000 - £600,000





## Foreword

The land situated to the rear of Kyle Oaks Bungalow. The existing bungalow is being retained for sale in the future sale, with the Agricultural buildings forming the curtilage of the sale. In the opinion of the writer, this is a prime residential development site.

## Planning

By Decision No ZB24/01648/MBN Change of Use is permitted for the Agricultural Buildings to be developed into 8 Dwelling houses.

North Yorkshire Council, being the Planning Authority for the purposes of your notification of proposed development which was received on 23 August 2024, as described above conclude that the works fall within the permitted development provisions to change the use of the building and that no further approval is required in this instance subject to the condition that the development be completed within a period of three years starting with the date of this prior approval.

## 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  
North Yorkshire County Council  
County Hall  
Northallerton, DL7 8AD  
Tel: 01609 780780

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

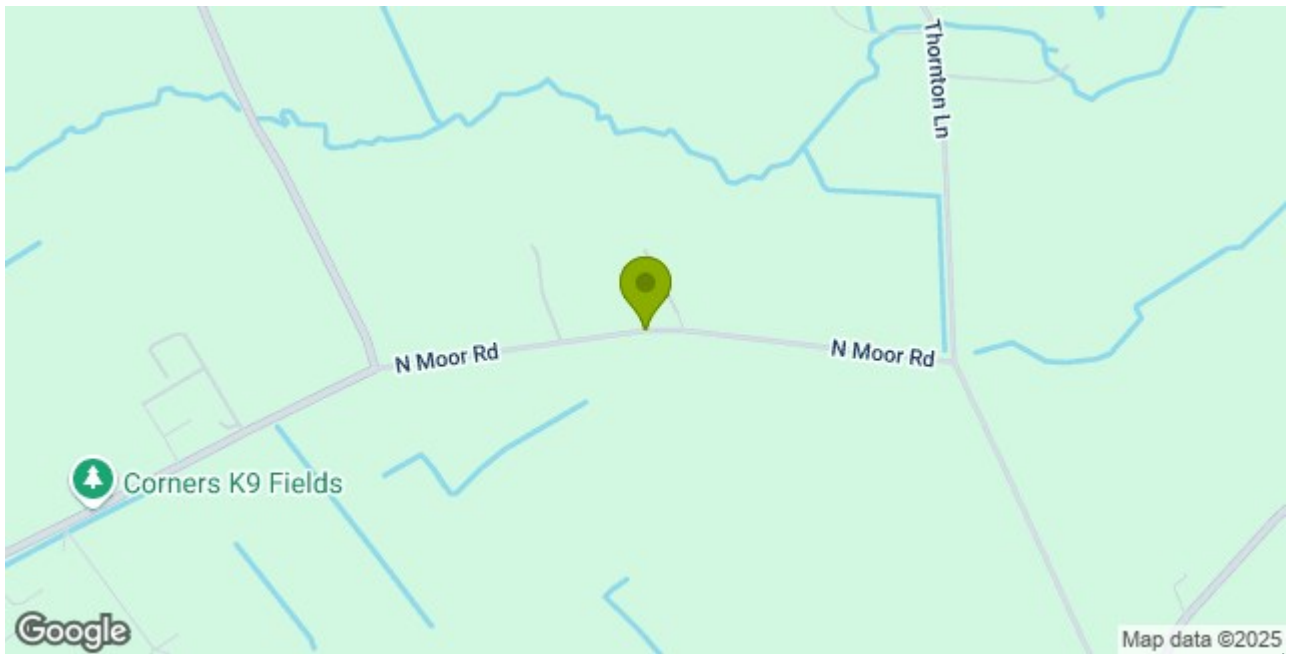
We assume the tenure to be Freehold. Please note that we have not had sight of any title deeds or other legal documents.

## Mode of Sale

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

## Viewings

Viewings of the site are strictly via appointment through the selling Agent. Please contact Nick Kay on 07815 809596 or Nick.Kay@stephensons4property.co.uk



### 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
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