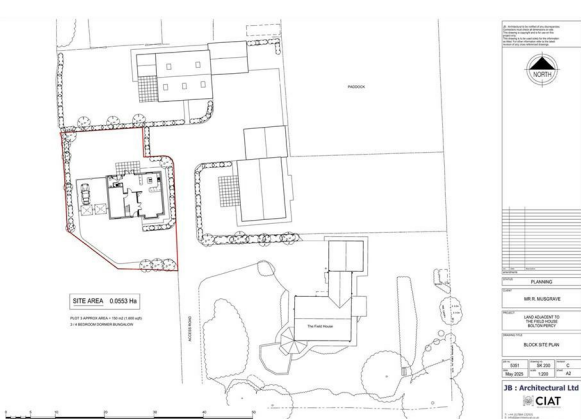
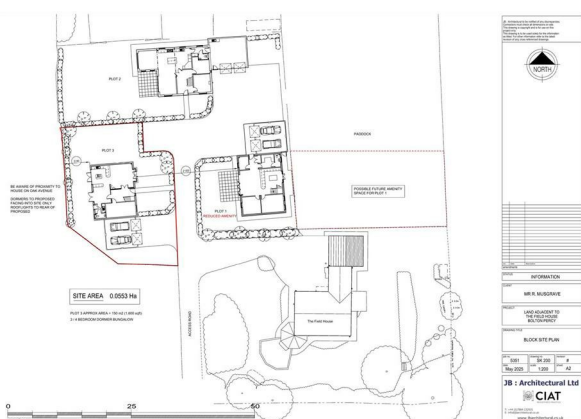




Building Plot, Bolton Percy, York Price Guide £225,000

**** RESIDENTIAL DEVELOPMENT OPPORTUNITY ****

A rare opportunity to acquire a single building plot with outline planning consent that can be designed and built as preferred, with vacant possession and no onward Chain.



Foreword

A individual building plot set in the ever popular village of Bolton Percy, which is certain to be of interest to property developers and self builders. The plot is situated off a private driveway and is generous in nature with ample space for gardens and a garage.

Planning

By Decision Number 2022/1106/OUT, outline planning has been granted, with all matters reserved, for erection of a detached dormer bungalow with garage and associated domestic curtilage on land adjacent to Mote Hill House and Oak View

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

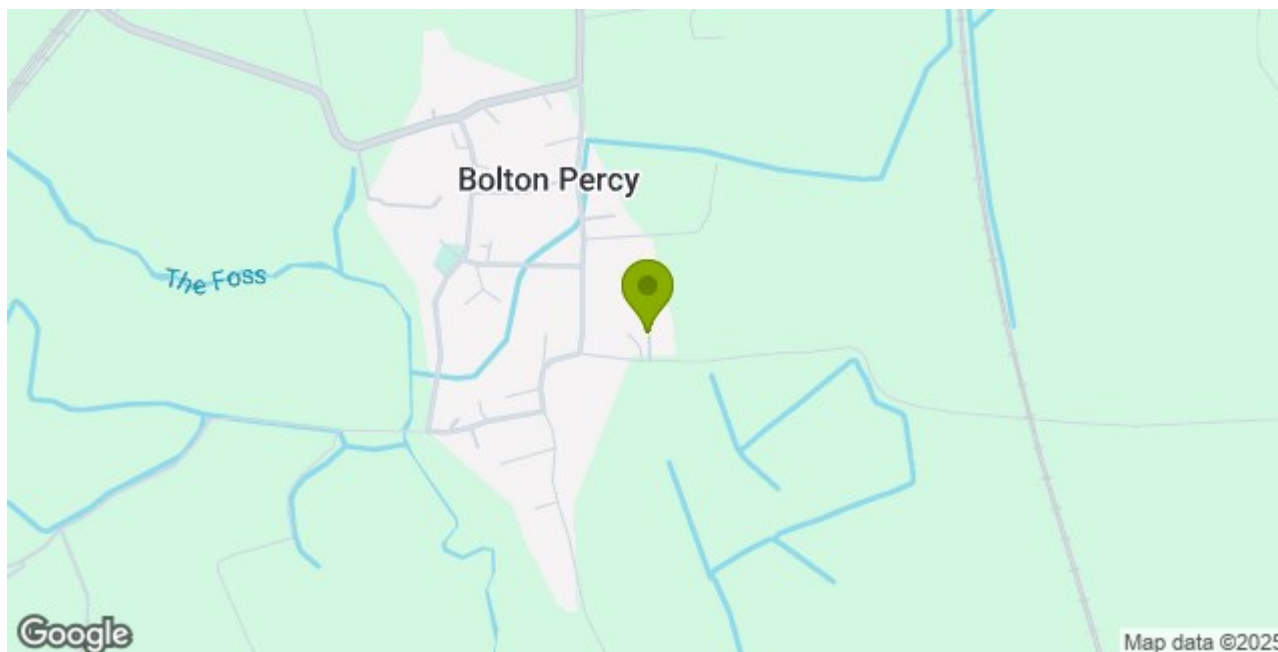
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

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. Plans & the decision notice are available from the selling agent or can be downloaded from the North Yorkshire Council planning portal site.



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

