

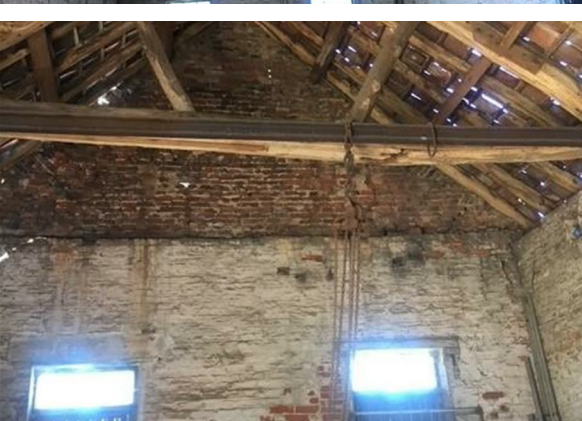
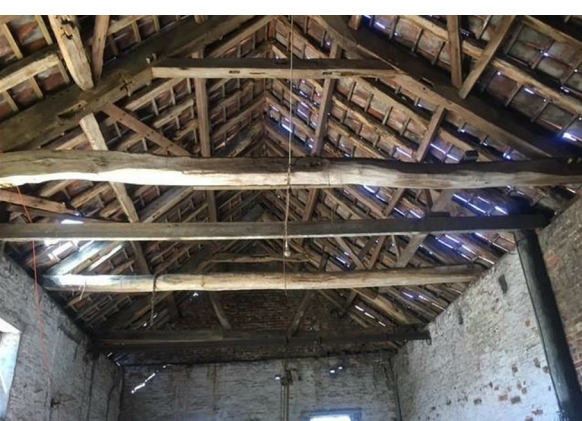


## Residential Development Site, Church Lane, Nether Poppleton, York Offers Over £875,000

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

An ideal opportunity for property developers to acquire this choice residential development site, located in the heart of Nether Poppleton with the benefit of detailed planning consent.





## Foreword

A very rare opportunity on Church Lane in Nether Poppleton to acquire a choice residential development site with detailed planning consent for the creation of three separate dwellings with associated parking and clearly defined access.

The site is certain to be of interest to York's development community and is being offered for sale with both vacant possession and no onward chain.

## Planning

By Decision Number 24/01755/FUL dated 20th May 2025, detailed planning consent has been granted for the conversion of a large redundant barn to form 2no.

dwellings in addition to the creation of a substantial detached house to the rear with associated access and parking.

## Services

Mains services of electricity, water and gas 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  
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

## Mode of Sale

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

## Tenure

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

## Agents Note

Adjoining the development site is a 4 bedroom residential property that can be acquired as part of the entirety of the site or as an individual lot.

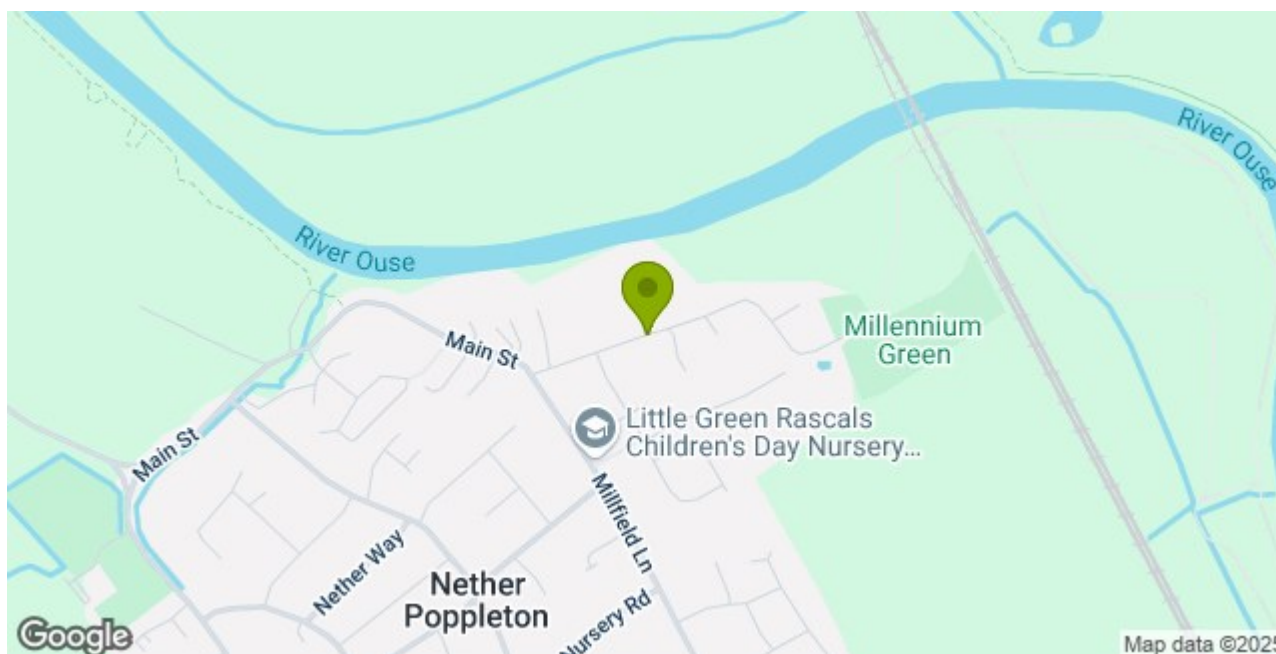
Lot 1: House - Offers Over £825,000

Lot 2: Development Site - Offers Over £875,000





RIBA <b>BrierleyGroom</b> Chartered Architects	
Rachel Leedham 18 Church Lane, Nether Poppleton York YO21 2JH 01904 625533 www.brierleygroom.co.uk	
Client: RACHEL LEEDHAM Project: 18 CHURCH LANE, NETHER POPPLETON, YORK Drawing: SITE PLAN AS PROPOSED Date: AUGUST 2024 Scale: AS NOTED @ A1 Revision: B Number: L071.01.04	



## 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

