



York Road, Cliffe, Selby

Guide Price £160,000

An exceptional opportunity to acquire this building plot situated in the sought-after village of Cliffe. The property benefits from full planning permission to demolish the existing structure and construct a brand new detached home, offering a rare chance to create a bespoke residence in a desirable location.



Description

The plot enjoys a central village position, within easy reach of local amenities, countryside walks, and excellent transport links. This is an ideal project for developers, builders, or self-build enthusiasts looking to design and build their dream home in a charming and well-connected community.

The property is currently in complete disrepair and will not be suitable for standard residential mortgage lending. Whilst planning permission is in place for a full replacement dwelling, there is also scope and potential to extend and renovate the existing building, subject to the necessary consents.

Planning

By Decision Number ZG2025/0437/FUL, dated 1st October 2025, full detailed planning consent has been granted for the demolition of the existing dwelling and erection of a replacement detached family dwelling.

Viewings

Applicants may view the site off the road. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates about this property and other available properties.

Internal inspections are permitted and to be accompanied by the selling agents. Please ensure appropriate PPE is worn during the property's internal inspection.

Tenure

We understand the tenure to be freehold, although we advise to confirm with your legal representative.

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 Council
- B. FOUL DRAINAGE AND WATER
Yorkshire Water Services
- C. HIGHWAYS
North Yorkshire County Council

Agents Notes

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

The CGI's within the brochure are for illustration only.



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I E Reynolds BSc (Est Man) FRICS
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Associates

N Lawrence

