



**SELF-BUILD  
OPPORTUNITY**

**Plot 2 Dane Avenue, York YO26 5EX**



**welcome to**

**Plot 2 Dane Avenue, York**

An exciting and rare opportunity to build and design your dream home. This plot which comes with outline planning to build a detached residence up to 114m<sup>2</sup>. Contact us on 01904 621138 for more information on the design code.



### Agent Notes

- Upon Acceptance of your offer a £2,000 reservation fee must be paid to York Council.

- Buyers will be required to exchange contracts (conditional upon planning) within 6 weeks. Buyers will therefore need to instruct a solicitor to act for them before the legal documentation is released. Upon exchange a 10% deposit (minus reservation fee is payable).

- Any buyers are expected to have designed their house and taken all reasonable steps to apply for satisfactory planning within 10 weeks from exchange of contracts.

- Once built, the property must be lived in by the owner for one year before reselling.



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**welcome to**

## **Plot 2 Dane Avenue, York**

- A Unique and rare opportunity
- Design and build your own dream home, within the design code guidelines set out in the outline planning permission
- Situated in the sought after area of Acomb
- Outlined planning permission with York Council
- Contact us on 01904 621138 to receive the design code

Tenure: Freehold EPC Rating: Exempt

offers over

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YOR108581 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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