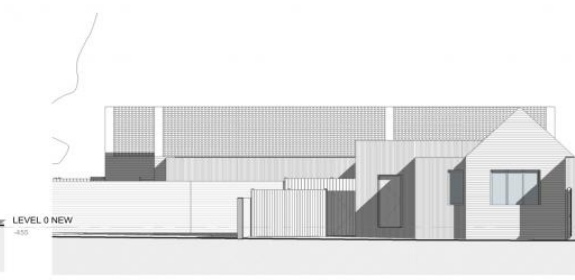


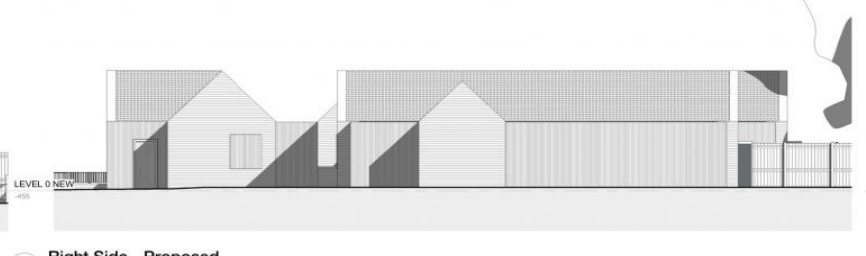
2 Front - Proposed
1:100



3 Left Side - Proposed
1:100



4 Rear - Proposed
1:100



5 Right Side - Proposed
1:100

- Note Block - Elevations - GA
- 1 Red clay facing brickwork walling.
 - 2 Feature portland facing brick laid vertically as infill / projecting feature walling.
 - 3 Clay pantile roofing.
 - 4 Double glazed windows in grey uPVC / Aluminium frame. Glazed RAL TBA.
 - 5 Entrance door.
 - 6 Double glazed curtain walling with folding door in grey uPVC / Aluminium frame. Colour to match windows.



1 Level 0 - GA Proposed
1:100



6 3D Axo - Proposed

DEBTAL ARCHITECTURE	
75 Bray Hill, York, North Yorkshire YO43 4DR Tel: 01904 733300 Fax: 01904 733301 www.debtalarchitecture.co.uk	
City View Estates	
80 Moor End - Cross Keys	
Proposed GA Plans and Elevations	
DA17115.7. 003.	
PLANNING	DATE: 08 AUG 2019
SCALE 1:100	SP



Moor End, Holme-on-spalding-Moor, York, North Yorkshire, YO43 4DR

- Planning obtained for five dwellings • Contemporary design • Desirable village location • The old pub will need to be demolished

Guide Price £475,000

It is not very often that sites such as this, within this area come to market, so an early inspection is highly recommended to avoid missing out. The properties have a contemporary design that will appeal to the most discerning of purchasers. The architect has created vaulted ceilings and has been very clever with the use of glass so that natural light is present throughout each property. Planning permission was granted on 27th September 2021 application No: 20/01450/PLF. The public house will need to be demolished.

A - 2 bed semi - 930 sqft

B - 2 bed semi - 820 sqft

C - 3/4 bed semi - 1323 sqft

D - 5 bed semi - 1382 sqft

E - 2 bed detached - 876 sqft

SERVICES: A number of mains services are available within the village however purchasers should make their own enquiries as to location and cost of connection there to.

METHOD OF SALE: The land is offered by private treaty. The agents reserve the right to conclude the sale by any means at their discretion. Interested parties are advised to register their interest with the agents in order to be kept informed of how the sale will be concluded.

TENURE: Freehold

VIEWING ARRANGEMENTS: The land can only be viewed by appointment with the agent.

CONTAMINATED LAND: The vendors are not aware of any of the land having been filled with any contaminate matter referred to in the Environmental Protection Act 1990. The vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

SERVICES & APPLIANCES: At the time of preparing these sale particulars we were assured by the owner/occupier that all installations/appliances mentioned in these sales particulars were in working order. However, an independent expert has not tested them recently unless to stated therein. Where a property has been left vacant the purchaser may be liable for reconnection charges in respect of disconnected services and appliances.

DISCLAIMER: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.





PROJECT
80 Moor End - Cross Keys
CLIENT
City View Estates

SCALE @ A3
DATE
05 Aug 2019
STATUS
For Approval

DRAWN BY
SP

TITLE
Perspective View - Front

PROJECT NO.
DRAWING NO.
REV.
DA17115.7. 090. 1

DA DEBTAL | ARCHITECTURE
T: +44 (0)161 773 1630
E: OFFICE@DEBTAL.CO.UK
W: WWW.DEBTAL.CO.UK
72 BURY NEW ROAD, MANCHESTER, M25 5JH

PLANNING HAS BEEN GRANTED FOR 5 DWELLINGS



Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.