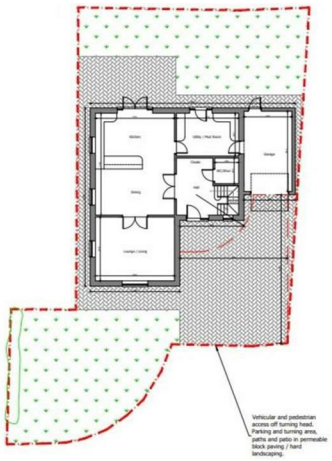
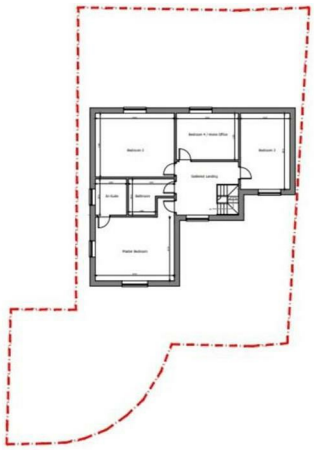
Half Moon Street, York YO30 2AG

£100,000

Stephensons
land & new homes

Front elevation - Eastern



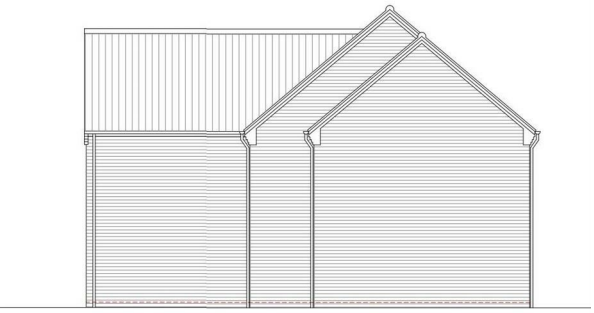


An exciting residential development opportunity in the form of a single building plot with planning approval to build a 4 bedroom detached new dwelling that will provide approximately 2,255 sq ft (209 sq m) of living space over 2 floors complemented by an integral garage.

Tenure: Freehold
Services/Utilities: No current Connections
Broadband: NA
EPC Rating: NA
Council Tax: TBC - North Yorkshire Council
Current Planning Permission: Planning Reference - ZB25/00294/FUL - See Planning Overview

*Download speeds vary by broadband providers so please check with them before purchasing.

Rear elevation - Western



Side elevation - Northern

Side elevation - Southern

PLANNING OVERVIEW
Planning permission was granted by North Yorkshire Council on 25th June 2025 for the "construction of a dwelling".

Planning Reference - ZB25/00294/FUL

Electronic copies of the approved plans and conditions outlined within the Decision Notice are available from the selling agent upon request or can be viewed online through North Yorkshire Council's open access portal.

Please also note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule. Details of the charging schedule are available on the council website at www.northyorks.gov.uk

SERVICE/UTILITIES
Mains water, gas and electricity connection quotes are available by contacting the following providers:

ELECTRICITY
Northern Power Grid - 0800 011 3433 - www.northernpowergrid.com

GAS
British Gas - www.britishgas.co.uk/energy/new-connections/home-self-build-projects

WATER
Yorkshire Water - 0345 124 2424 - www.yorkshirewater.com

HIGHWAYS
NY Highways - 01609 798170 - www.nyhighways.co.uk

LOCAL AUTHORITY
North Yorkshire Council - 0300 131 2131 - www.northyorks.gov.uk

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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Ground floor plan

First floor plan

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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 FNAEA
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