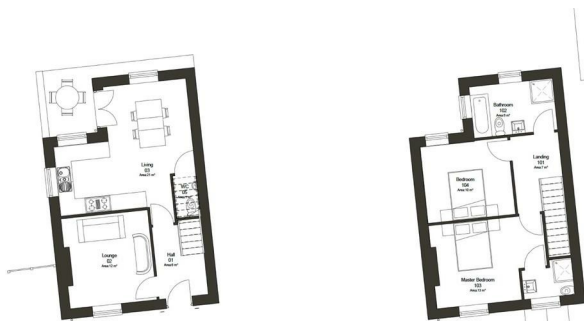


West Terrace, Husthwaite, York Guide Price £85,000

A prime residential building plot with planning in place to build a 2 bedroom detached house on the rural fringes of a fabulous village 4 miles north of Easingwold, 9 miles south of Thirsk and just under 15 miles north of York.

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1. Ground Floor Plan

2. First Floor Plan



Planning Overview

Planning permission for a new dwelling was granted by North Yorkshire Council on 24th June 2025.

Planning Reference - ZB25/00394/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

New Dwelling Overview

Located on the rural fringes of Husthwaite, this prime residential building plot has a total size of 1,894 sq ft (176 sq.m) and permission in place to build a 2 bedroom detached house that will provide around 861 sq ft (80 sq.m) of living space complemented by a double width drive and garden areas to the side and rear.

Tenure

Freehold

Services/Utilities

Mains water and electricity have yet to be connected to the plot. Buyers are encouraged to obtain their own quotes prior to submitting an offer by contacting the appropriate authorities:

ELECTRICITY

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

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

EPC Rating

Rate Not Available

Council Tax

Rate Not Available - North Yorkshire Council

Current Planning Permissions

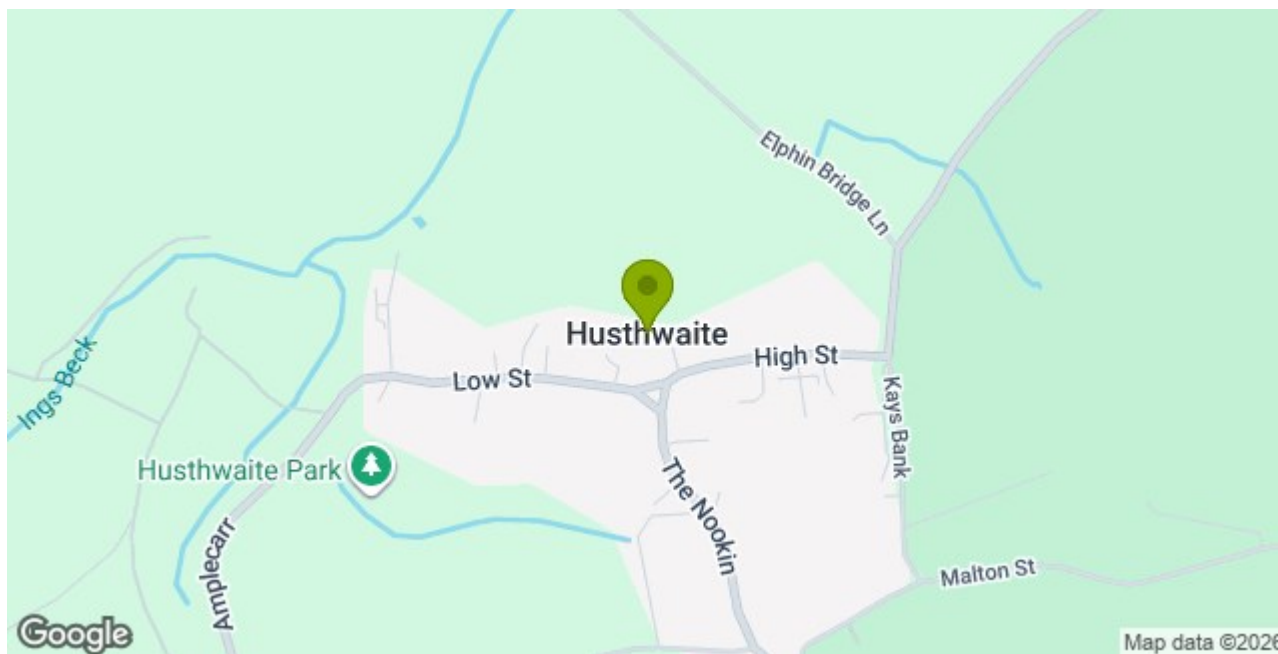
Please see above planning overview

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.

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

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 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg dip MRICS
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 R L Cordingley BSc FRICS FAAV
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Associates

N Lawrence

