

**0.1 ACRE BUILDING PLOT
DERWENT CLOSE, STAMFORD BRIDGE, YORK, YO41 1LR**

CUNDALLS

EST 1860





BUILDING PLOT

DERWENT CLOSE,
STAMFORD BRIDGE,
YORK,
EAST RIDING OF YORKSHIRE
YO41 1LR

**A RARE SELF-BUILD OPPORTUNITY WITH OUTLINE PLANNING PERMISSION
IN THE SOUGHT AFTER VILLAGE OF STAMFORD BRIDGE**

- Outline Planning Permission Granted (Ref: 25/02971/OUT)
- Consent for 1 no. single storey self/custom build 2 bedroom property
- Site area extending to approximately 0.1 acres
- Established residential cul-de-sac position
- Mains services available adjacent to the site
- Mature plot
- Access approved

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £85,000

DESCRIPTION / BACKGROUND

An increasingly rare opportunity to acquire a single residential building plot positioned at the head of an established cul-de-sac within the highly regarded village of Stamford Bridge.

The site extends to approximately 0.1 acres and comprises a logical infill plot within a mature residential setting, surrounded predominantly by single-storey detached bungalows.

The plot benefits from outline planning permission for the erection of one detached 2 bedroom bungalow with two off-street parking spaces positioned to the side of the dwelling, including provision for EV charging. The approved access arrangement allows for direct vehicular access from Derwent Close via a dropped kerb, providing a straightforward and deliverable access solution.

Opportunities to acquire individual bungalow plots within Stamford Bridge are extremely limited, particularly within established residential streets. As such, the site presents a compelling opportunity for either a private self-builder or small-scale developer seeking to deliver a high-quality bespoke dwelling in a sought-after village location.

LOCATION

The property is situated within the highly regarded village of Stamford Bridge, approximately 9 miles east of the historic City of York and approximately 7 miles from Pocklington.

Stamford Bridge is recognised as one of the most desirable villages in the Vale of York, offering an excellent range of day-to-day amenities whilst retaining a strong village identity. Facilities include a primary school, doctors' surgery, convenience stores, public houses, cafés, sports and recreational facilities, and regular bus services providing direct links to York and the surrounding area.

The village benefits from excellent connectivity via the A166, offering straightforward access to York, the A64, and the wider regional road network. York provides mainline rail services to London King's Cross and Edinburgh, making the location attractive for commuters as well as those seeking a well-connected semi-rural lifestyle.

Derwent Close itself is a quiet, established residential cul-de-sac comprising predominantly single-storey detached dwellings. The plot occupies a discreet position at the head of the Close, within walking distance of village amenities and open countryside.

The combination of strong local amenities, accessibility to York, and an established residential setting makes this an exceptionally well-positioned self-build opportunity within a proven and sought-after village location.



PLANNING APPROVAL

Outline Planning Permission has been granted by East Riding of Yorkshire Council for the erection of one self-build/custom build dwelling on the site.

Application Reference: 25/02971/OUT

Decision Date: 17 December 2025

Decision: Approved

The consent provides for:

- 1 no. detached single-storey bungalow (two-bedroom dwelling)
- Approved vehicular access directly from Derwent Close
- Two off-street parking spaces
- Private residential garden

All matters other than access are reserved for subsequent approval, including:

- Layout
- Scale
- Appearance
- Landscaping

The outline permission establishes the principle of residential development and confirms that a modest single-storey dwelling is appropriate for the plot and surrounding character.

An application for reserved matters must be submitted within three years of the outline decision, and development must commence within two years of the final Reserved Matters approval, in accordance with Section 92 of the Town and Country Planning Act 1990.

- The development qualifies under the statutory Self-Build and Custom Build exemption from mandatory Biodiversity Net Gain requirements
- There are no affordable housing requirements associated with the consent
- The site lies within defined development limits and Flood Zone 1

The outline consent provides a clear and deliverable planning position, making the plot well suited to private self-build purchasers or small developers seeking a straightforward infill opportunity within an established residential setting.

A full Planning Pack is available from the selling agents upon request.

Prospective purchasers are advised to satisfy themselves as to planning matters and the discharge of conditions prior to exchange of contracts.



GENERAL INFORMATION - REMARKS & STIPULATIONS

SERVICES

We understand mains water, electric, gas and drainage services are all available adjacent to the site. Potential purchasers are advised to make their own enquiries as to the accessibility and adequacy of all services they may require.

DEVELOPMENT CLAWBACK CLAUSE

The land is to be sold with no development clawback clause/overage agreement.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths or rights of way over the plot.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

METHOD OF SALE

The plot is for sale by private treaty and for those with queries or to inform the agents of their interest, please contact Tom Watson FRICS FAAV on 01653 697 820 or email: tom.watson@cundalls.co.uk or Stephen Dale – Sunley stephen.dale-sunley@cundalls.co.uk

Unconditional offers are requested or will certainly take preference over 'reserved matters offers'.

GENERAL INFORMATION

Guide Price: £85,000

Viewing: External viewings can take place unaccompanied, at the purchasers risk having first informed the agent at of the time and date of viewing. Please contact the Cundalls Malton office on 01653 697 820- should you have any queries.

Planning: East Riding of Yorkshire Council planning authority. Tel: 01482 393939

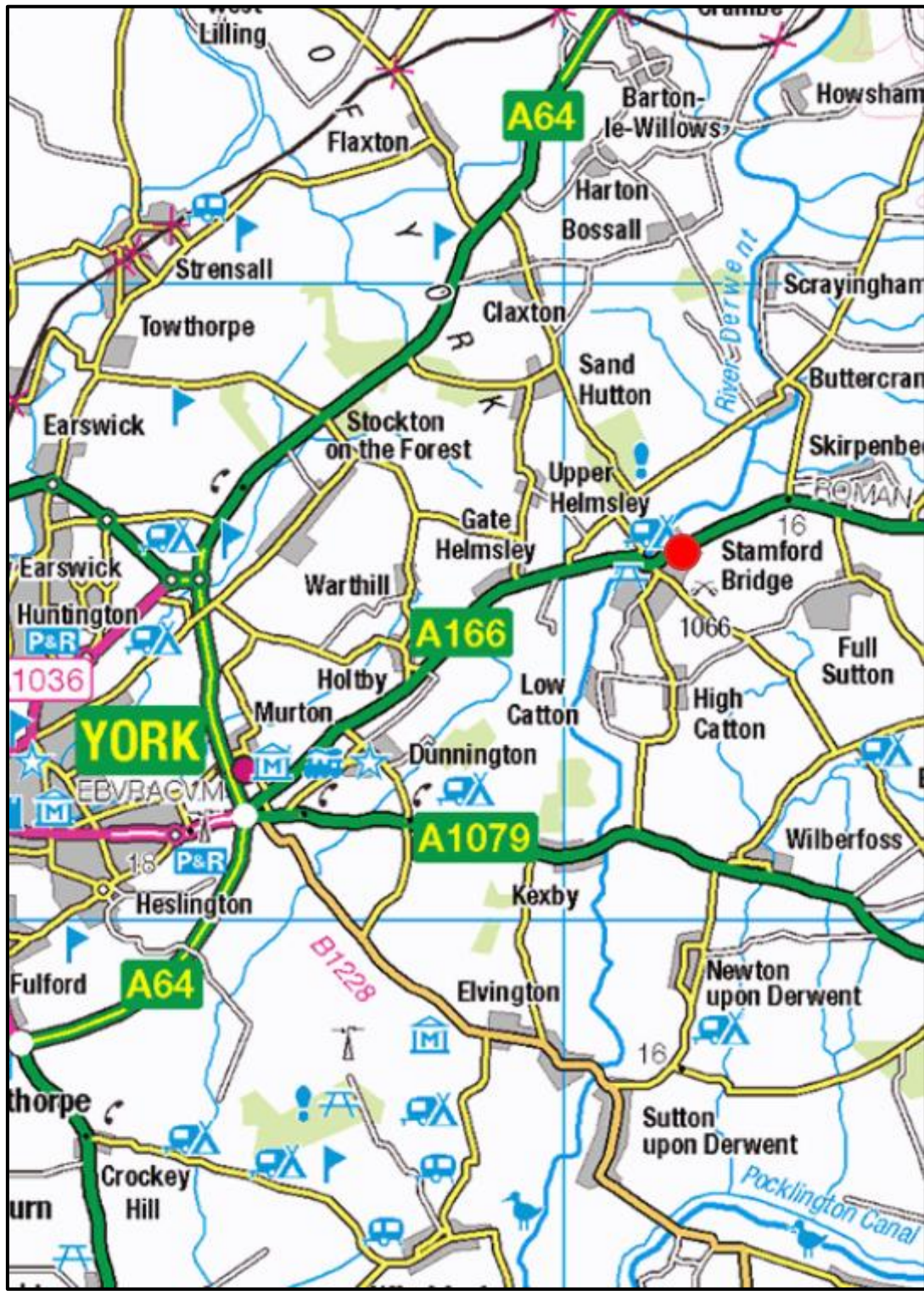
Tenure: Freehold with vacant possession upon completion

NOTICE:

Details prepared March 2026

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the Joint Agents employment has the authority to make or give any representation or warranty in respect of the property.







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