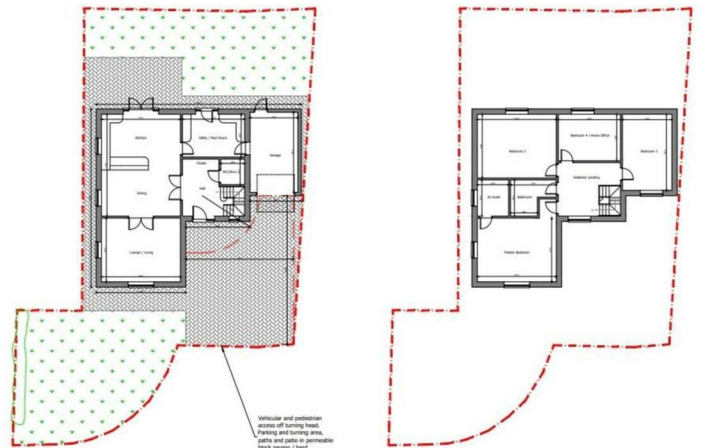




Front elevation - Eastern



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

**Partners:**

J F Stephenson MA (Cantab) FRICS FAAV  
 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  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

**Associate Partners:**

N Lawrence  
 I Jarvis MNAEA

**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](http://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](http://www.northernpowergrid.com)

**GAS**

British Gas - [www.britishgas.co.uk/energy/new-connections/home-self-build-projects](http://www.britishgas.co.uk/energy/new-connections/home-self-build-projects)

**WATER**

Yorkshire Water - 0345 124 2424 - [www.yorkshirewater.com](http://www.yorkshirewater.com)

**HIGHWAYS**

NY Highways - 01609 798170 - [www.nyhighways.co.uk](http://www.nyhighways.co.uk)

**LOCAL AUTHORITY**

North Yorkshire Council - 0300 131 2131 - [www.northyorks.gov.uk](http://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.

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Ground floor plan



First floor plan