



Development Site, Millfield Lane, Nether Poppleton, York

£950,000

Stephensons
land & new homes

stephensons4property.co.uk

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Millfield Lane,
York
YO26 6PA

Est. 1871

£950,000

**** FINAL & BEST BIDS - FRIDAY 24th OCTOBER AT 12 NOON ****

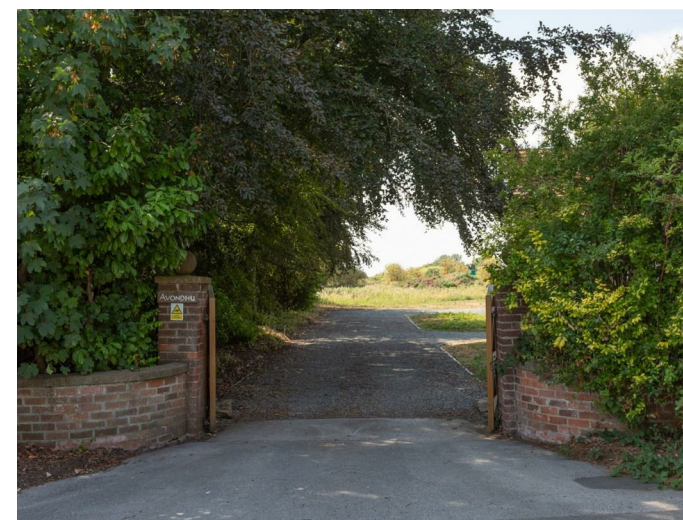
A prime site located off Millfield Lane in Nether Poppleton with detail planning consent for five detached dwellings, and being offered for sale with vacant possession.

Foreword

The Land to the Rear of Avon Dhu represents an outstanding residential development site with planning consent for the erection of 5 No. detached properties. The site is located centrally within Nether Poppleton, a highly regarded area of York with easy access to both York City Centre and the A64 York to Leeds Road. The existing house is being retained and each plot is allocated generous gardens with accommodation that has been thoughtfully designed.

Planning

By Decision number 26/00652/FUL dated 30th July, 2026, detailed planning consent has been granted for the erection of 5 Detached houses with to rear with associated access, parking, landscaping, and other enabling works following removal of outbuildings.



We assume the tenure to be Freehold.
Please note that we have not had sight
of any title deeds or other legal
documents.

Viewings of the site are strictly via
appointment through the selling Agent.

A full set of plans and documents are
available on the City of York Council
Open access planning portal.



Services

Mains services of electricity & water are understood to be
available to the site. Prospective purchases are advised to
satisfy themselves that the appropriate connections can be
made:

A. Local Authority
North Yorkshire County Council
West Offices
Station Rise
York YO1 6GA
Tel: 01904 551550

B. FOUL DRAINAGE AND WATER
Yorkshire Water Services
PO Box 52
Bradford, BD3 7YD
Tel: 0345 1208 482

C. HIGHWAYS
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

Mode of Sale

The site is being sold by Informal Tender with written offers to
be lodged with the selling agents. The date for the tender will
be Friday 24th October, at 12 noon.

Offers, with proof of finance and solicitor details, are invited for
the Freehold Interest in the site, subject to contract only.

CIL

The Buyer of the site will be liable to pay £56,866.50 of
Community Infrastructure Levy to City of York Council as CIL
collecting authority on commencement of development of
planning permission 26/00652/FUL

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

Associate Partners:

N Lawrence
 I Jarvis MNAEA

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



Proposed Site Plan
 1:200 @ A1

PLANS NOTES
 The site plan and associated drawings are for the proposed development. All dimensions are given in metres unless otherwise stated. The site plan is to be used in conjunction with the planning application. The site plan is to be used in conjunction with the planning application. The site plan is to be used in conjunction with the planning application.

LEGEND / KEY
 Proposed structure
 Soft landscaping
 Paved parking
 Permeable gravel
 Proposed parking space
 Proposed 120m length of native, species-rich habitat hedgerow as per Ecologist report
 Roof protection areas

REVISIONS
 A: June: George's sizes altered in line with emerging highway standards to planning officer request. Planning plan removed to planning officer request.

The Planning & Design Associates
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PLANNING APPROVED