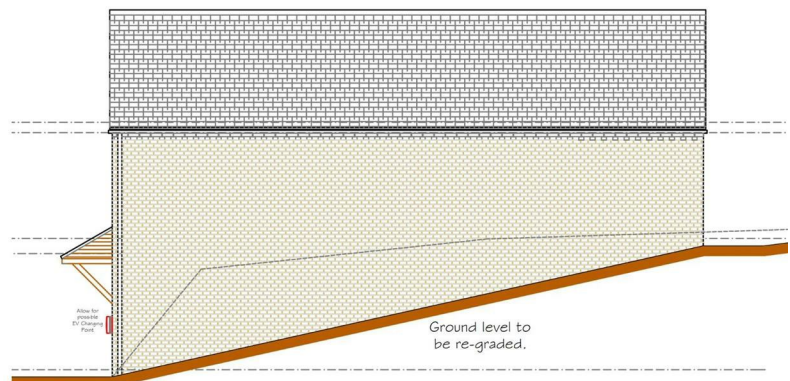


Back Lane, York YO61 3BQ

£80,000

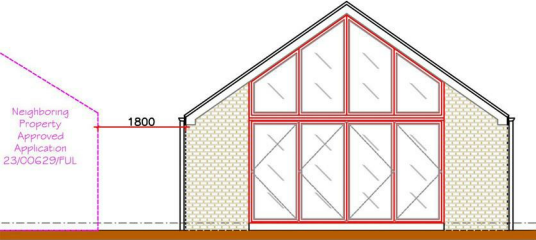
Stephensons
land & new homes



An exciting residential development opportunity in the heart of Easingwold in the form of a single building plot with planning approval to build a 1 bedroom detached new dwelling that will provide approximately 1,133 sq ft (105.25 sq m) of living space over 2 floors complemented by a rear garden area and 1 parking space.

Tenure: Freehold
 Services/Utilities: No current Connections
 Broadband: NA
 EPC Rating: NA
 Council Tax: TBC - North Yorkshire Council
 Current Planning Permission: Planning Reference - ZB23/01703/FUL - See Planning Overview

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



Elevation (north)



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 4th March 2024 for a "new detached dwelling in garden plot"

Planning Reference - ZB23/01703/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

The new dwelling will provide approximately 1,133 sq ft (105.25 sq ft) of living space over 2 floors and will briefly comprise of a reception hall on the ground floor with a shower room, laundry and store room leading off.

The first floor will feature a 19'4" (5.9m) long open plan dining kitchen and living room, a bedroom with an en-suite dressing room and an adjoining bathroom.

Externally, buyers should be aware of the following condition in relation to parking ie "8.4 Revised plans show the parking spaces increased in length to 6m from the original submission of 4.8m. Three spaces were originally proposed, this has been reduced to 2 to enable DDA compliant parking. Two spaces is considered sufficient, to provide one space to replace the existing informal off street space adjacent to the store for the existing dwelling and one space for the proposed one bedroomed unit. Highways officers recommended conditions to the original submission, and have not responded to the reconsultation reduce the number spaces, however the Local Planning Authority considers the two spaces to be acceptable, particularly given the location near the town centre and any caring needs could be met by persons within walking distance or arriving by public transport. The applicant has opted to supply details of the construction management plan at this stage rather than as a pre commencement condition, enabling the timing of the works to coincide with those taking place at the site next door and the Highway Authority are satisfied with the submitted details. The proposal is considered to accord with policy IC2.

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.

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