Development Site, Millfield Lane, Nether Poppleton, York

£950,000

Stephensons
land & new homes

stephensons4property.co.uk

Millfield Lane, York YO26 6PA

Est. 1871

£950,000

** FINAL & BEST BIDS - FRIDAY 23rd 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 23rd 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

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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

PLANNING APPROVED

Legend / Key

- Proposed structure
- Soft landscaping
- Patio paving
- Permeable gravel
- Proposed parking space
- Proposed 122m length of native, species-rich habitat hedgerows as per Ecologist report
- Root protection areas

REVISIONS

A	June	Garage sizes altered in line with emerging highway standards to planning officer request.
B	July	Passing place removed to planning officer request.

The Planning & Design Associates
PLANNING ARCHITECTURE INTERIORS LANDSCAPE
The Chicory Barn Studio,
The Old Brickyards, Moor Lane, Stamford Bridge,
York, The East Riding Of Yorkshire, YO41 1HU.

Telephone 01759 373656
E-mail:pdacnquiries@the-pdassociates.co.uk
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Client	ASLAN UK PROPERTIES LTD
Project	Avon-Dhu, Millfield Lane, Nether Poppleton, York YO26 6PA
Drawing	Proposed Site Plan
Date	August 2026
Drawn	
Scale	As Indicated @ A1
Rev.	B
Status	PLANNING
Dwg. No.	HAN.700.01.11B