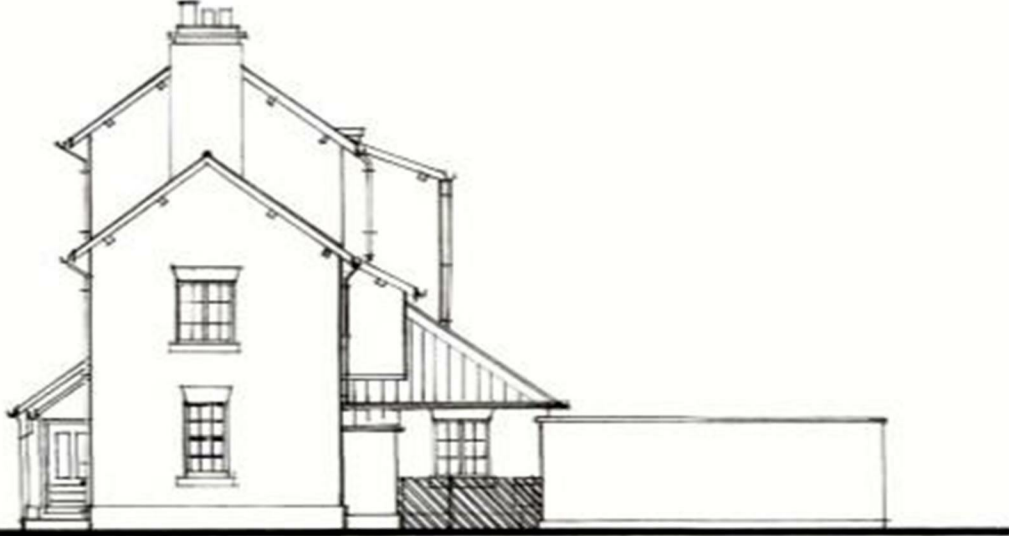




SOUTH ELEVATION.



WEST ELEVATION.



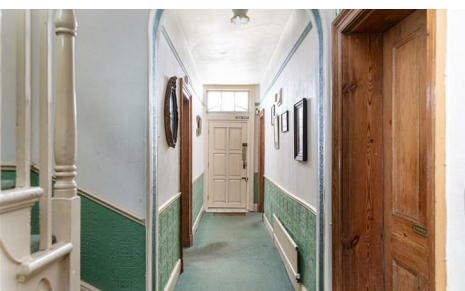
Thirsk

£495,000

Stephensons
land & new homes

Tenure: Freehold
 Services/Utilities: Mains Gas,
 Electricity, Water and Sewerage by way
 of a septic tank
 Broadband: Up to 1600 Mbps*
 download speed
 EPC Rating: 19 - G
 Council Tax: E - North Yorkshire Council
 Current Planning Permission: See
 Planning Overview

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



secured for the construction of an adjoining pair of thoughtfully designed 2 bedroom cottage style dwellings, each extending to approximately 807 sq ft (74.3 sq m) gross internal area.

PLANNING OVERVIEW - REFERENCE ZB23/02102/FUL

An Appeal Decision made by the Planning Inspectorate on 22 January 2026 has determined that planning permission is granted for the conversion of an existing dwelling to three 2 bed dwellings and construction of two, 2 bedroom cottages in accordance with the application Ref ZB25/01254/MRC and a schedule of conditions that include the development permitted shall be begun by 15 April 2028.

Electronic copies of the approved plans, noise and ground assessments undertaken to date, together with the conditions set out within the Decision Notice, are available from the selling agent upon request or can be accessed online via North Yorkshire Council's planning portal along with all of the previous planning history connected to this property.

Please note that the proposed development is liable for contributions under the Community Infrastructure Levy (CIL) Charging Schedule. Full details of the applicable charging schedule are available via North Yorkshire Council's website.

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.

Partners:

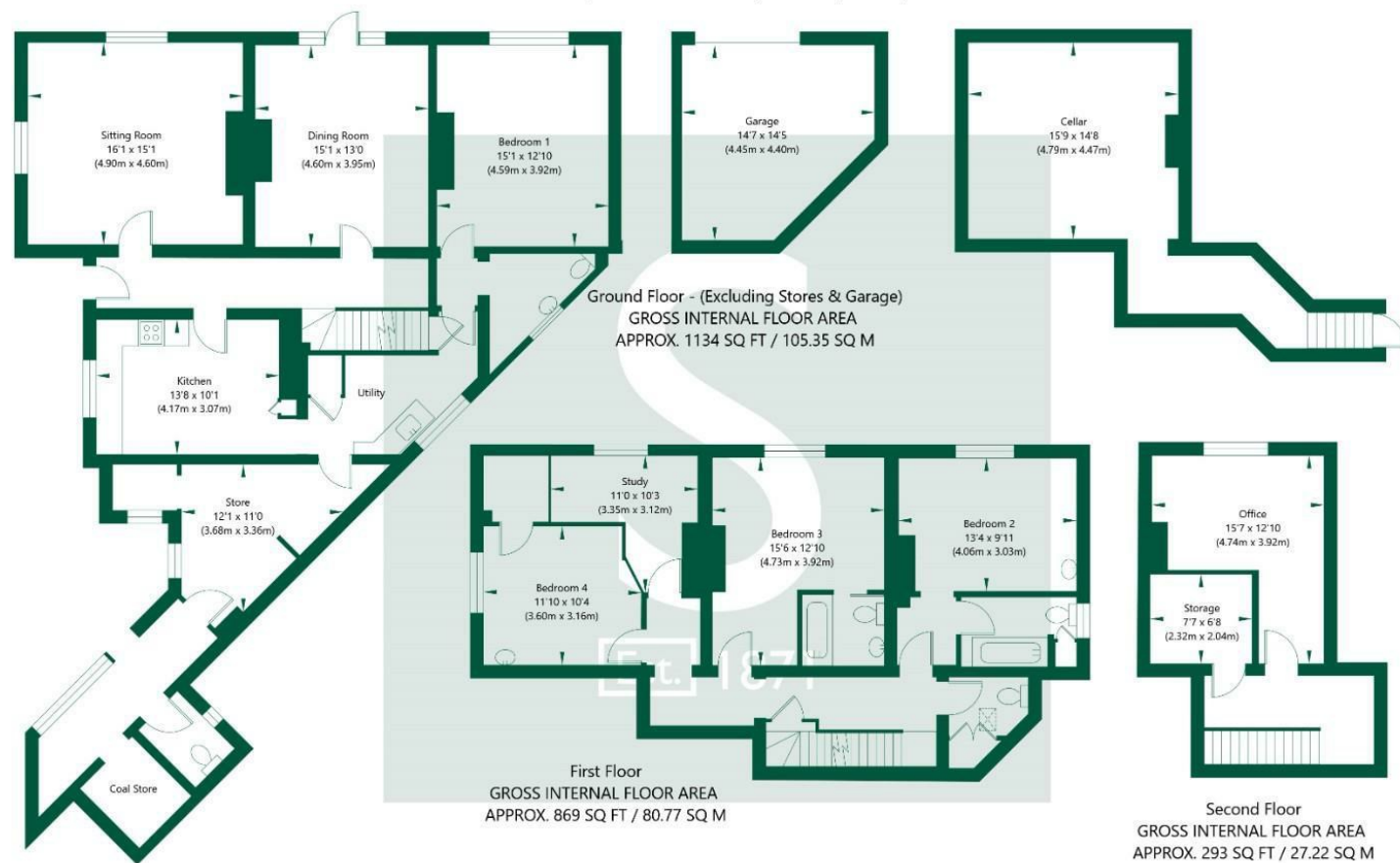
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

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

Station House, Station Road, Thirsk, York, YO7 4LS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2296 SQ FT / 213.34 SQ M - (Excluding Stores, Garage & Cellar)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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