



Hull Road, Dunnington, York Price Guide £450,000

**** BEST AN FINAL OFFERS ON FRIDAY 13th NOVEMBER AT 12 NOON ****

****OUTSTANDING RESIDENTIAL DEVELOPMENT SITE****

We are delighted to offer for sale this superb residential development site for 3 new dwellings, occupying a choice position set well back from the Hull Road on the edge of this most sought after village.



Planning

By Decision Number 17/01088/FUL dated the 9th May 2017, detailed planning consent was granted for the Conversion of agricultural buildings to 3no. detached dwellings with associated landscaping and parking.

An extension has been granted on the planning consent until March 2021. A Full Marketing pack is available electronically for inspection through the selling agents, alternatively please visit the City of York Council open access portal site.

The Site

The Site can Be clearly identified by the red verge indicated on the Plan, set out within the marketing literature. Amenity / paddock land to support the sale of the finished units, to the North of the site, can be made available by separate negotiation.

Services

Mains services of Electricity & Water are available to the site. Purchasers should make their own enquiries to the appropriate authorities to ensure that connections can be made.

Tenure & Viewings

We understand the tenure to be freehold, although we have not seen any sight of title deeds or other legal documents. Viewings and access to the site is strictly by prior appointment through Stephensons City Centre office at 17 Colliergate, York - Telephone (01904) 625533.

Phase 2

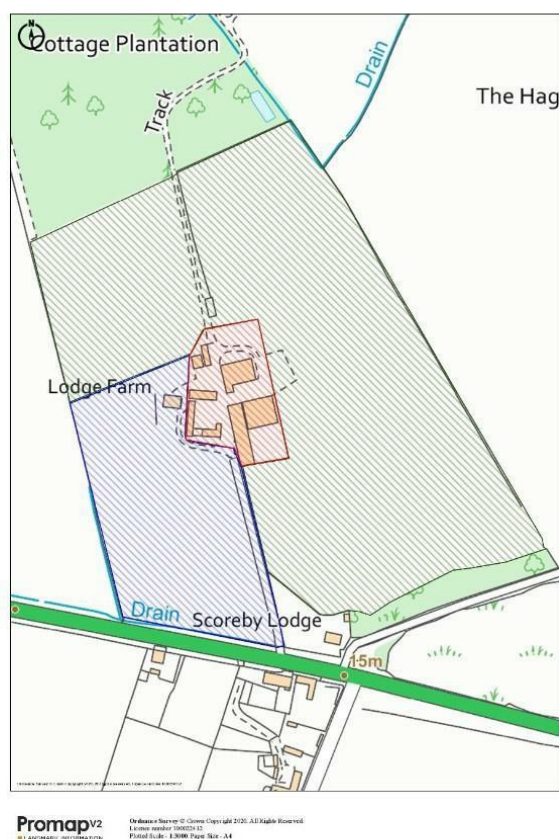
It is the opinion of the selling agent that there is additional redevelopment potential within the site. The Agents are looking to agree a conditional contract with the successful buyer subject to planning for the creation of additional residential units through a class Q application within the redundant agricultural buildings located to the East of the site. Additional land to support the phase 2 sale is available by separate negotiation.

Agents Note

A stunning 4 bedroom farmhouse with over 5 acres positioned next to the barns is also on the market for sale with an asking price of £750,000 to include over 5 acres of land.

A full marketing pack can be requested from the Selling Agents. Stephensons Estate Agents & Stephensons Rural.





Stephensons

York
 Knaresborough
 Selby
 Boroughbridge
 Easingwold
 York Auction Centre
 Haxby

01904 625533
 01423 867700
 01757 706707
 01423 324324
 01347 821145
 01904 489731
 01904 809900

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 MNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
 N Lawrence

