



Main Street, Holtby, York, North Yorkshire, YO19 5UD

- A prime building plot in the highly desirable village of Holtby
- Planning permission granted for a substantial family home of circa 4600 sqft
- Ready for immediate development
- The site is just under an acre in size
- Open views to the rear
- Detailed Planning Consent was granted on 17/5/19 ref 17/02982.
- The surface water drainage to a suds system is installed and also the foul water treatment system is completed

Guide Price £550,000

A unique opportunity to acquire a serviced site in a village location close to York, with planning consent for a large detached house. Planning conditions have been discharged and the site is ready for immediate development. The surface water drainage to a suds system is installed and also the foul water treatment system is completed.

It is very unusual to come across such a well configured site for a new property. The house will be set well back from the road, ensuring quiet and privacy. A long driveway, bounded on one side by a stream and pond will create a dramatic approach, as the site widens out to accommodate this impressive house. The large site is just under an acre. At the rear there is an unobstructed view over open farmland.

Planning consent has been granted for a large detached house of approx 4,600 sq ft (GIA) on 17/5/19 ref 17/02982. The proposed accommodation includes;

Large entrance hall with central staircase. Lounge. Sitting room with French doors on to rear garden. Garden room with glazed lantern feature and bifold doors. Kitchen with dining area and French doors. Games room, study, utility and boot room. Master bedroom with dressing room and bathroom. Four double bedrooms, two with ensuite shower rooms. House bathroom. Double garage

A copy of this and all relevant plans and documentation can be accessed on the City of York Planning website. As far as we are aware all the planning pre-conditions have been addressed and satisfied and can also be accessed on the planning website. Details of the approved bricks and tiles are available on request.

Location

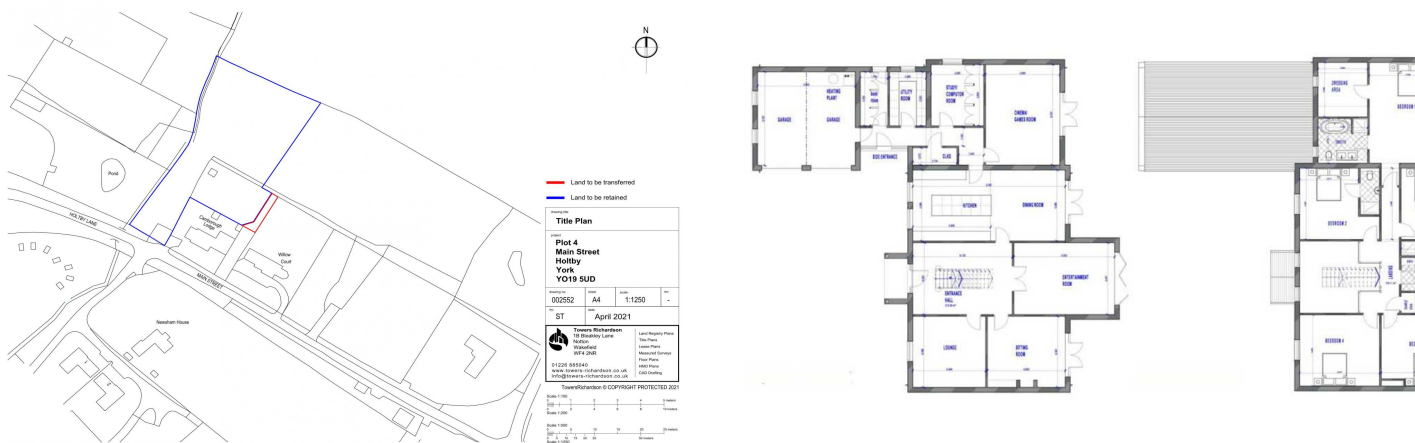
The village of Holtby is situated on the East side of York, approximately 2 miles from the outer ring road and 6 miles from the City Centre, providing the rare combination of a rural environment yet being close to the Universities, a wide range of good schools, shopping and leisure facilities. If you need quick access to a train station for commuting then York's station is only 6 miles away. Leeds Bradford Airport is the nearest airport and can be reached in under an hour.

Services

The surface water drainage to a suds system is installed and also the foul water treatment system is completed. Water, gas, and electricity are available in the adopted highway. The vendor will install water, gas, electricity and 100mb Fibre broadband. Interested parties should make contact with the relevant Utility regarding a connection.

A treatment unit for foul drainage has been installed by the vendor.

Surface water drainage is to a SUDS system which has been installed by the vendor and a connection provided.





A FANTASTIC OPPORTUNITY TO BUILD A SUBSTANTIAL FAMILY HOME



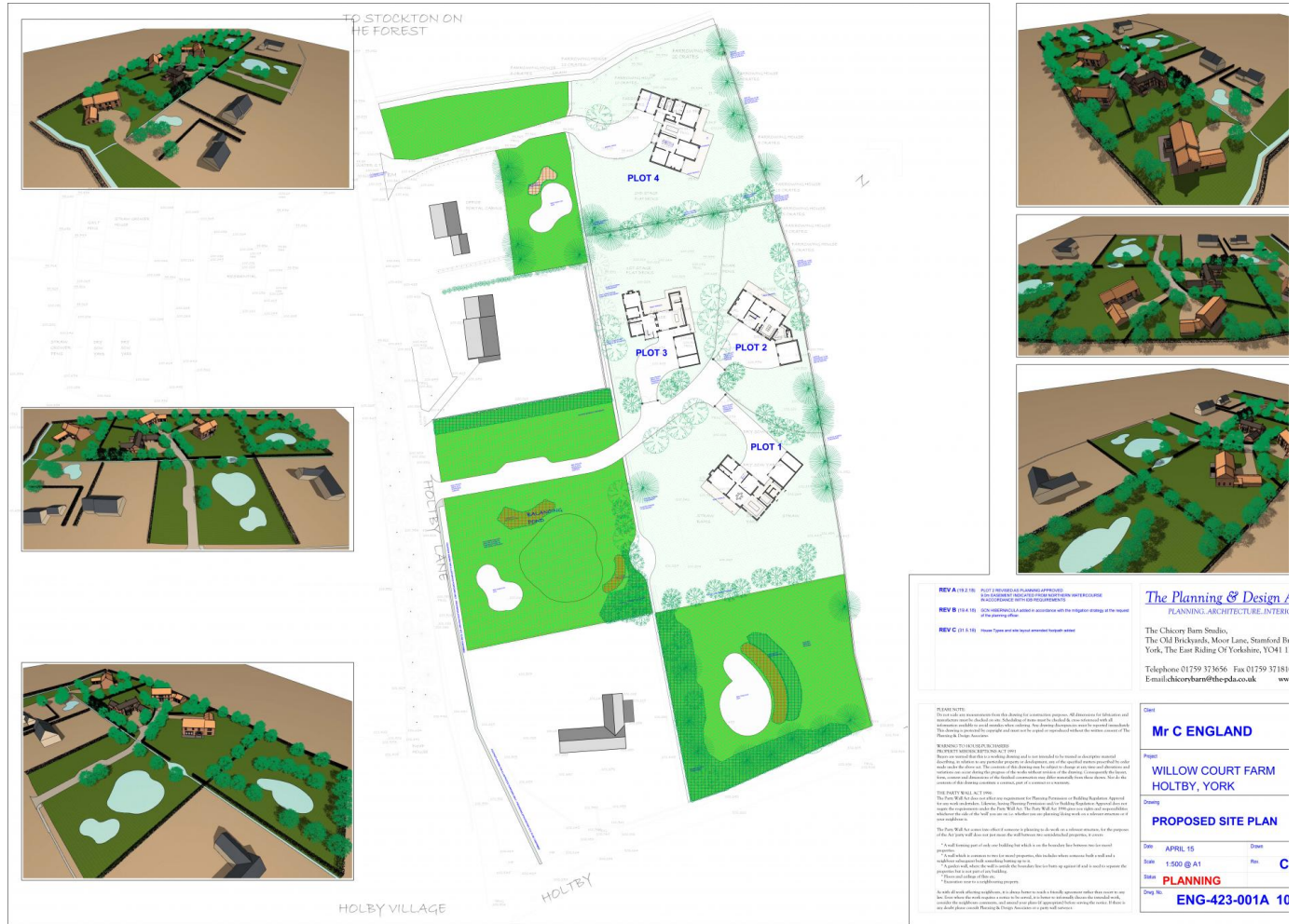
The Planning & Design Association
 The Old Barn Studio,
 The Old Backyards, Moor Lane, Stamford Bridge,
 York, YO1 1PH
 Telephone 01759 373656 Fax 01759 373181
 Email: chicor@plda.co.uk Website: www.plda.co.uk

Mr & Mrs Blades
 WILLOW COURT FARM
 HOLTBY, YORK
PLOT 4
 PLANNING & DESIGN PLAN
 DATE 15/04/15
SALES PLAN
 DATE 15/04/15
ENG-423-001



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Mr C ENGLAND
 Project: WILLOW COURT FARM HOLTBY, YORK
 Drawing: PROPOSED SITE PLAN
 Date: APRIL 15
 Scale: 1:500 @ A1
 Status: PLANNING
 Drawing No: ENG-423-001A 10

Energy Efficiency Rating	0	0
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	0	0
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing strictly by appointment
 Tenure Freehold
 Council Tax Band Not Specified
 Local Authority York City Council
 Services See main description



Address: Main Street, Holtby, York, North Yorkshire, YO19 5UD
 Reference: 790

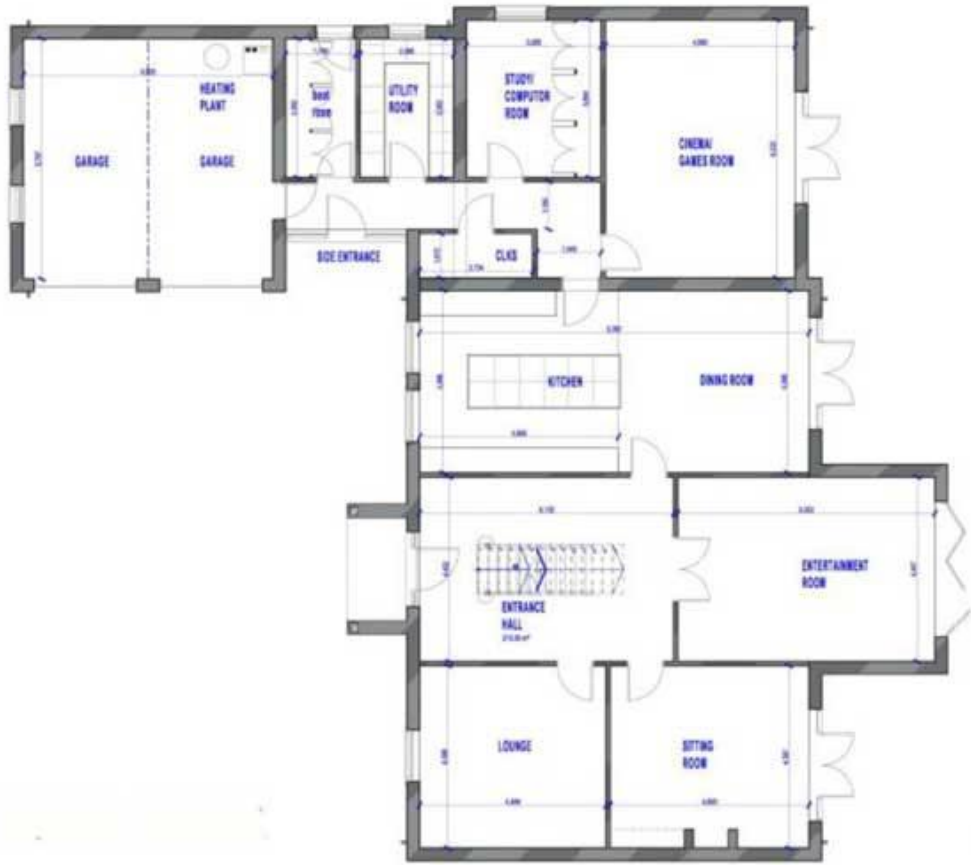


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