



Development Site, Fordlands Road, Fulford, York

Offers Invited £750,000

Stephensons
land & new homes

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Est. 1871

Fordlands Road, York YO19 4QG

Offers Invited £750,000

An exceptionally rare development opportunity located in the popular suburb of Fulford, south of York with full planning permission granted for the erection of 4no. detached dwellings with associated access, parking, and landscaping.

A prime residential development site with full planning consent for the creation of 4no new build homes, set on the outskirts of York city centre in the highly desirable Fulford and being offered for sale with vacant possession.

Planning - By Decision notice 25/02377/FUL - Erection of 4no. detached dwellings (use class C3) with associated access, parking, and landscaping. The site extends to circa 0.5 acre and offers a lovely secluded site accessed directly off Fordlands Road and provides an easy route in York city centre and the A64 & A19. Furthermore the site sits within a location allowing for entitlement to the most sought after Fulford Secondary School.

Nestled just south of the city centre, Fulford is a highly sought-after residential area offering the perfect balance of village charm and urban convenience. Renowned for its excellent local schools, scenic riverside walks along the Ouse, and a strong sense of community, Fulford also benefits from easy access to York, major transport links, and a range of local amenities. Its combination of green spaces, characterful surroundings, and proximity to the city makes it an ideal location for families and professionals alike.

Services - Mains services of gas, electricity, water & drainage are understood to be available to the site access road. Prospective purchases are advised to satisfy themselves that the appropriate



Established in 1871, we combine the traditional values of honesty, trustworthiness and unmatched customer service with a dynamic, progressive and flexible approach to modern day market conditions.

We are respected throughout the region for our unequalled knowledge of the local land market. Stephenson's highly experienced and professionally qualified staff can advise with confidence and authority on all aspects of land consultancy, and we sell more residential development land than any other agent in the area.



connections can be made:

A. Local Authority
City of York
West Offices
Station Rise
York
YO1 6GA

B. FOUL DRAINAGE AND WATER
Yorkshire Water Services
PO Box 52
Bradford, BD3 7YD

C. HIGHWAYS
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD

Mode Of Sale - Unconditional Offers are invited for the freehold interest in the property, subject to contract only.

Condition of Sale - A 2m (height) fence with gate access, is to be erected by the successful purchaser to the north western side and rear boundary of 40 Fordlands Road, prior to commencement of works.

Additional Property Information -

Tenure: Freehold

Broadband Coverage: Up to 2000* Mbps download speed available to Fordlands Road

EPC Rating: NA

Council Tax: NA

Current Planning Permission: Application Ref No: 25/02377/FUL - Erection of 4no. detached dwellings (use class C3) with associated access, parking, and landscaping

A FULL SET OF PLANS ARE AVAILABLE ON REQUEST FROM THE SELLING AGENT

Partners:

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