



## Main Street, Stillington, York £190,000

Rare opportunity to purchase a single development plot.

Located in one of the most sought-after villages around York.

Full planning permission for 4 bed, 2 bath detached house with double garage



## Location

Stillington is a much sought after village that has seen significant house price growth in recent years.

It benefits from easy access into the City of York which is situated approximately 10 miles (16 km) to the south.

The property is located to the south of North Back Lane, from which vehicular access is provided. There is further footpath access from Main Street, to the south.

The village benefits from a public house, St Nicholas' Church, a village hall, primary school, large sports club (football and cricket) and a community run post office.

Stillington is also within reasonable proximity to the popular and picturesque market towns of Helmsley and Easingwold.

## Description

A rare opportunity to purchase a large, single development plot in one of York's most popular surrounding villages with full Planning Permission in place.

The property consists of a former Methodist Church schoolroom, dating from the Victorian era, which was subsequently extended for use as a Methodist chapel.

The property occupies a substantial sized site of approximately 0.07 hectares (0.18 acres) with a large rear garden and parking area.

## Accommodation

The property has a gross internal area (gia) of approximately 94 m<sup>2</sup> (1,012 sq ft).

## Planning

The property is located within the Stillington Conservation Area.

The property benefits from Planning Permission to demolish the existing church and construct a high-quality, spaciouly laid out 4 bed, two story house (Class C3). This will benefit from a double garage and will extend to a gross internal area (gia) of approximately 172 m<sup>2</sup> (1,851 sq ft). The double garage will measure an additional 30 m<sup>2</sup> (323 sq ft).

The proposed house has been designed by Native Architects of York to the highest environmental standards.

The Planning Permission was granted under Application No: ZB25/00057/FUL.

A copy of the Planning Permission and associated documents are available on the North Yorkshire Council Planning Portal or via the agents.

The Planning Permission is subject to the approval of surface water drainage works and the Community Infrastructure Levy.

## EPC

TBC.

## Services

We believe that the property benefits from mains supplies of water, drainage and electricity.

We believe that there is a requirement for the completed development to have an air source heat pump serving underfloor heating and PV panels to the roof.

## Price

The freehold interest is available to purchase for £190,000 subject to the existing Planning Permission.

Please contact James Reynolds for more information or to request a viewing.



