



Main Street, Colton, Tadcaster £1,200,000

**** RESIDENTIAL DEVELOPMENT OPPORTUNITY ****

A prime site located centrally within the ever popular village of Colton, with detail planning consent for 7 dwellings, and being offered for sale with vacant possession.

GUIDE PRICE £1.2 - £1.25m



Foreword

Stonebridge Farm is a prime residential development site with planning consent for the erection of 7 No. detached properties. The site is located centrally within Colton, a village situated between Copmanthorpe and Appleton Roebuck and as such offers quick and easy access to both York & Leeds. The existing farmhouse is being retained and each plot is allocated generous gardens with an open aspect to the rear of the site.

Planning

By Decision number ZG2024/1032/REM dated 27th January 2026, detailed planning consent has been granted for the erection of 6 Detached houses and a detached bungalow with access and gardens.

Services

Mains services of electricity & water are understood to be available to the site. Prospective purchasers are advised to satisfy themselves that the appropriate connections can be made:

A. Local Authority
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

B. FOUL DRAINAGE AND WATER
Yorkshire Water Services
PO Box 52
Bradford, BD3 7YD
Tel: 0345 1208 482

C. HIGHWAYS
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

Tenure

We assume the tenure to be Freehold. Please note that we have not had sight of any title deeds or other legal documents.

Mode of Sale

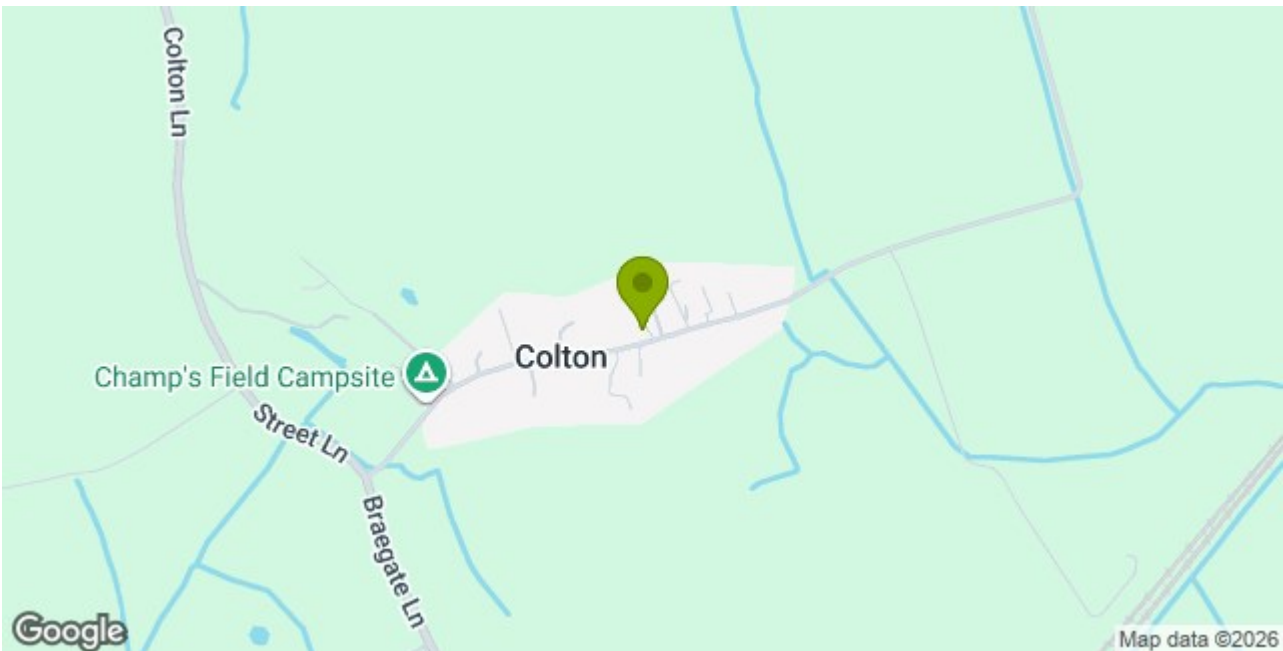
The site is being sold by Informal Tender with written offers to be lodged with the selling agents. The date for the tender will be Thursday 11th June 2026, at 12 noon.

Offers, with proof of finance and solicitor details, are invited for the Freehold Interest in the site, subject to contract only.

Agents Note

Viewings of the site are strictly via appointment through the selling Agent.

A full set of plans and documents are available on the North Yorkshire County Council Open access planning portal.



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
 N Lawrence

