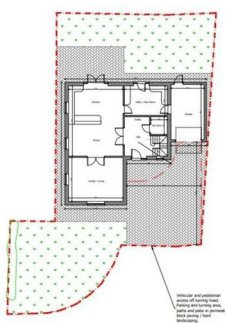




Front elevation - Eastern



Proposed ground floor plan



Proposed first floor plan



Rear elevation - Western

Half Moon Street, Linton on Ouse, York Guide Price £135,000

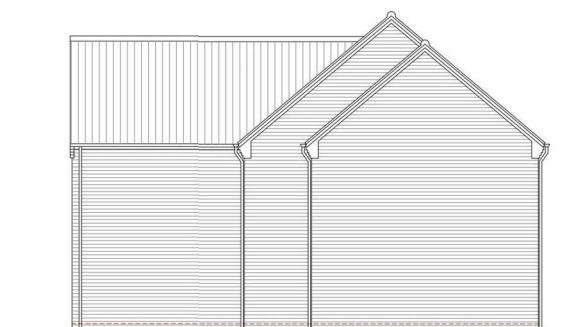
An exciting residential development opportunity in the form of a single building plot with planning approval to build a 4 bedroom detached new dwelling that will provide approximately 2,255 sq ft (209 sq m) of living space over 2 floors complemented by an integral garage.

*** VILLAGE LOCATION 8 MILES FROM YORK & 16 MILES FROM HARROGATE ***

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Side elevation - Southern



Side elevation - Northern



Planning Overview

Planning permission was granted by North Yorkshire Council on 25th June 2025 for the "construction of a dwelling".

Planning Reference - ZB25/00294/FUL

Electronic copies of the approved plans and conditions outlined within the Decision Notice are available from the selling agent upon request or can be viewed online through North Yorkshire Council's open access portal.

Please also note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule. Details of the charging schedule are available on the council website at www.northyorks.gov.uk

Tenure

Freehold

Services/Utilities

Mains water, gas and electricity connection quotes are available by contacting the following providers:

ELECTRICITY

Northern Power Grid - 0800 011 3433 - www.northernpowergrid.com

GAS

British Gas - www.britishgas.co.uk/energy/new-connections/home-self-build-projects

WATER

Yorkshire Water - 0345 124 2424 - www.yorkshirewater.com

HIGHWAYS

NY Highways - 01609 798170 - www.nyhighways.co.uk

LOCAL AUTHORITY

North Yorkshire Council - 0300 131 2131 - www.northyorks.gov.uk

EPC Rating

Rate Not Available

Council Tax

Rate Not Available - North Yorkshire Council

Current Planning Permissions

Please see above planning overview

Imagery Disclaimer

Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



Ground floor plan



First floor plan



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	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

