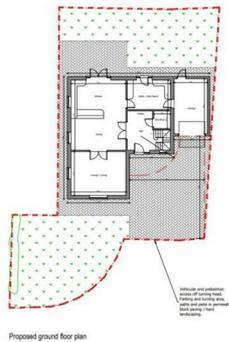




Front elevation - Eastern



Proposed ground floor plan



Proposed first floor plan



Rear elevation - Western

## Half Moon Street, Linton on Ouse, York £120,000

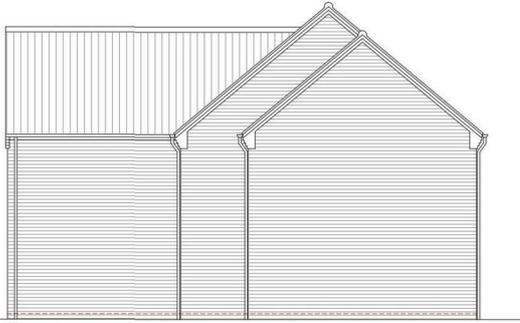
An exciting residential development opportunity in the form of a single building plot with planning approval to build a 4 bedroom detached new dwelling that will provide approximately 2,255 sq ft (209 sq m) of living space over 2 floors complemented by an integral garage.

\*\*\* 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](http://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](http://www.northernpowergrid.com)

### GAS

British Gas - [www.britishgas.co.uk/energy/new-connections/home-self-build-projects](http://www.britishgas.co.uk/energy/new-connections/home-self-build-projects)

### WATER

Yorkshire Water - 0345 124 2424 - [www.yorkshirewater.com](http://www.yorkshirewater.com)

### HIGHWAYS

NY Highways - 01609 798170 - [www.nyhighways.co.uk](http://www.nyhighways.co.uk)

### LOCAL AUTHORITY

North Yorkshire Council - 0300 131 2131 - [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

## EPC Rating

Rate Not Available

## Council Tax

Rate Not Available - North Yorkshire Council

## Current Planning Permissions

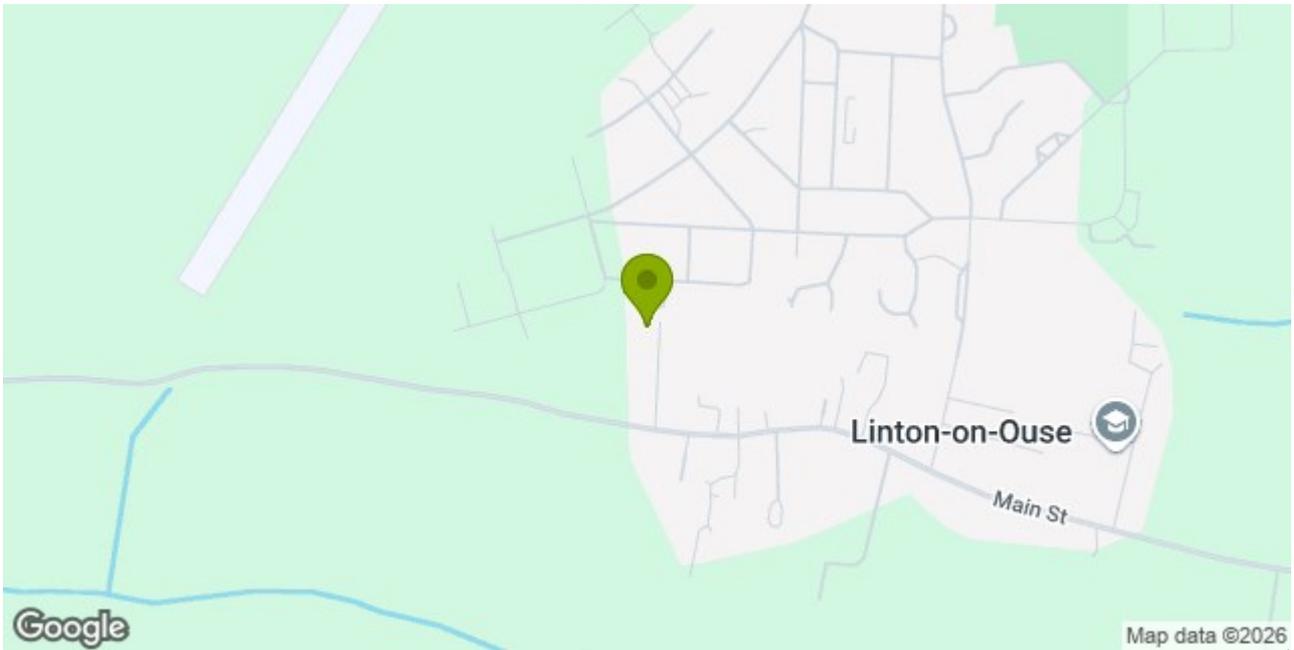
Please see above planning overview

## 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 - Stephenson's Estate Agents, Easingwold



**Stephensons**

|                     |              |
|---------------------|--------------|
| York                | 01904 625533 |
| Knarborough         | 01423 867700 |
| Selby               | 01757 706707 |
| Boroughbridge       | 01423 324324 |
| Easingwold          | 01347 821145 |
| York Auction Centre | 01904 489731 |
| Haxby               | 01904 809900 |

**Partners**

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- 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

