



## Wigginton Road, Wigginton, York Asking Price £450,000

\*\*\*\* RESIDENTIAL DEVELOPMENT SITE \*\*\*\*

A choice development site with planning consent to convert two existing farm buildings into separate detached dwellings. Additional development opportunities may also be available within the site subject to planning.



## Planning

Through two separate planning applications 20/01059/FUL & 19/01470/FUL, detailed planning consent has been granted for the creation of two separate detached dwellings. Full plans are available from the selling agent as well as the City of York Council planning portal site.

## Services

It is believed that mains services of water and electricity are available in Wigginton Road. Prospective purchasers should satisfy themselves that connections are available by contacting the statutory authorities. Some useful contacts are as follows:-

### A. LOCAL AUTHORITY

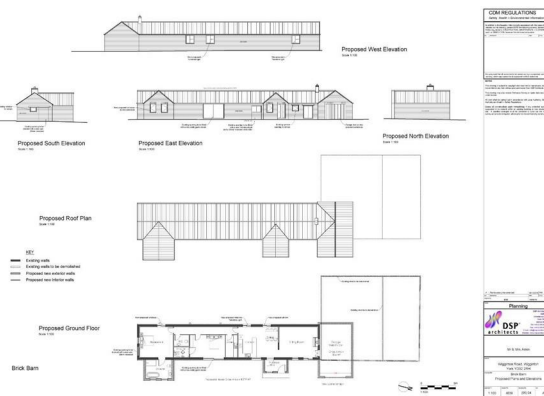
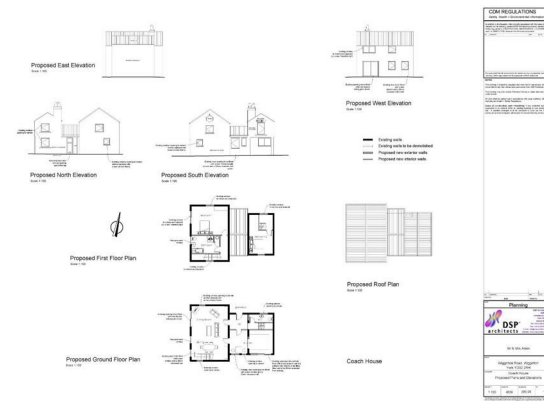
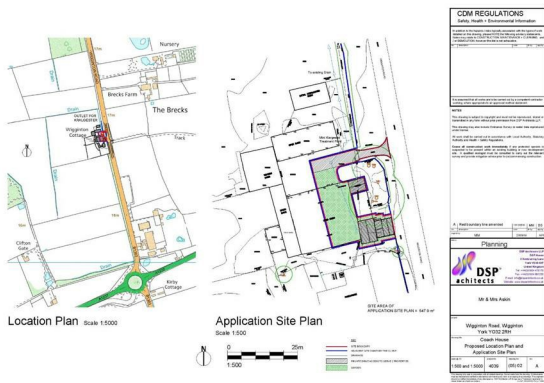
City of York Council  
West Offices  
Station Rise  
York YO1 6GA  
Tel: 01904 551550

### 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

Freehold with Vacant Possession.

## Viewings

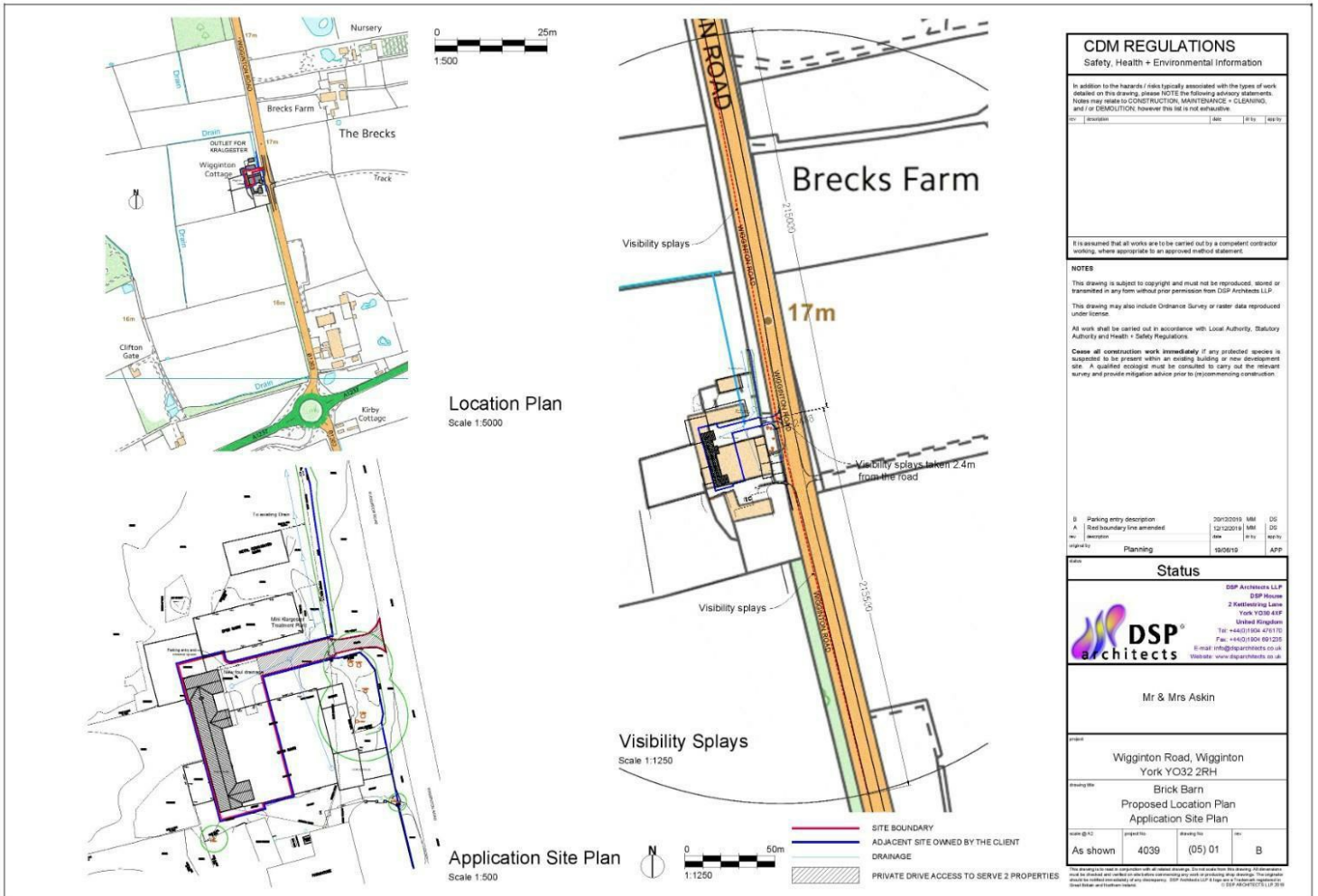
The site is available for inspection at all times through the selling agents. All interested parties are asked to register their details and arrange to view through our York City Centre office at 17 Colliergate. 01904 625533

## Offers

Unconditional offers are invited for the Freehold interest.

## Agents Note

Up to 4 acres of additional paddock land are included in the sale.



**CDM REGULATIONS**  
Safety, Health + Environmental Information

In addition to the hazards / risks typically associated with the types of work detailed on this drawing, please NOTE the following advisory statements. Notes may relate to CONSTRUCTION, MAINTENANCE + CLEANING, and/or DEMOLITION, however this list is not exhaustive.

It is assumed that all works are to be carried out by a competent contractor working, where appropriate to an approved method statement.

**NOTES**

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All work shall be carried out in accordance with Local Authority, Statutory Authority and Health + Safety Regulations.

CEASE all construction work immediately if any protected species is suspected to be present within an existing building or new development site. A qualified ecologist must be consulted to carry out the relevant surveys and provide mitigation advice prior to (re)commencing construction.

10	Parking entry description	20/12/2019	MM	DS
A	Site boundary line amended	20/12/2019	MM	DS
11	Accession	04/01/20	at	ep
12/13/14	Planning	19/09/19	APP	

**Status**

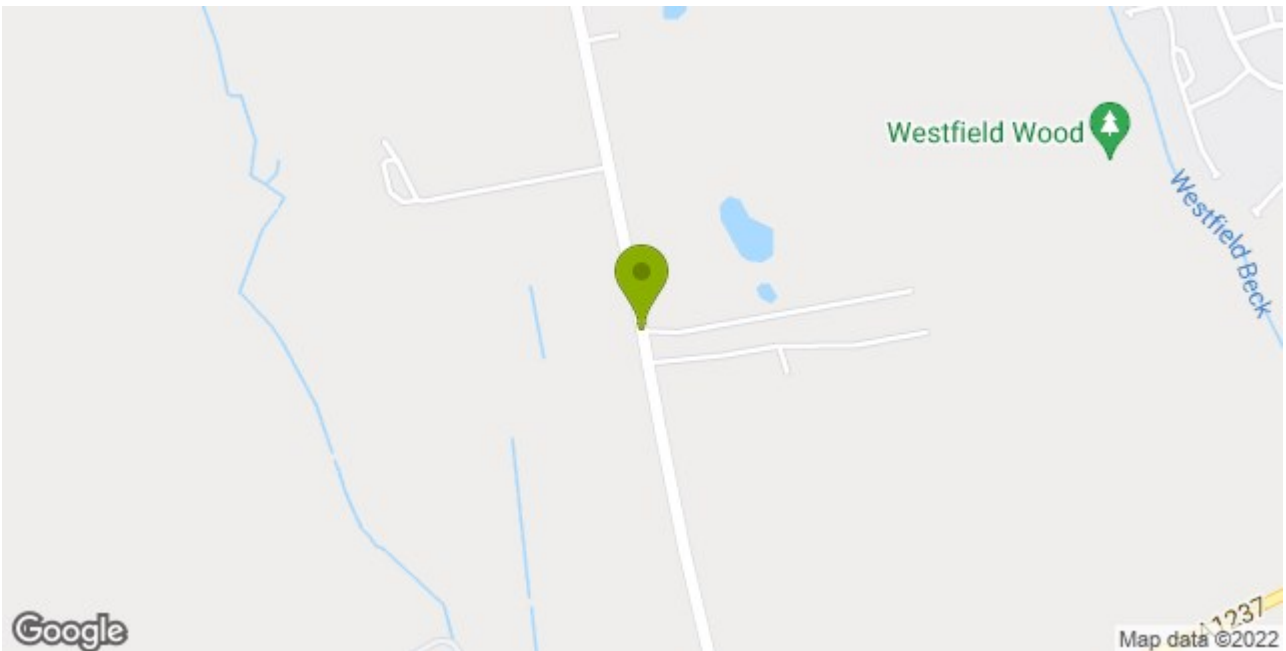
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Mr & Mrs Askin

Wigginton Road, Wigginton  
 York YO32 2RH

Brick Barn  
 Proposed Location Plan  
 Application Site Plan

As shown	4039	(05) 01	B
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**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**  
 CS Hill FNAEA  
 N Lawrence

