



Renton
& Parr

Premium

DEVELOPMENT SITE, HIGH STREET, STILLINGTON, YORK, YO61 1LF
FOR SALE TWO BUILDING PLOTS AND AN EXISTING COTTAGE WITH
PLANNING APPROVAL

GUIDE PRICE **£800,000** FOR THE FREEHOLD

AGENTS NOTE : Selling the plots off individually will be considered

DEVELOPMENT SITE, HIGH STREET, STILLINGTON, YORK, YO61 1LF
York 11 miles, Easingwold 4 miles
(all distances approximate)

An exceptional development opportunity located in the heart of Stillington village. This prime site offers the chance for developers or self-builder to acquire plots with planning consent already granted for the construction of two new build dwellings, along with the extension and alteration of an existing period cottage



Site plan

Stillington stands some 11 miles to the north of York where the land begins its gradual rise at the foot of the Howardian Hills. Period houses front a broad green and this popular small but thriving community has a post office/store, a choice of three public houses and restaurants, a well-regarded primary school, bus service, an active Church of England Church, doctor's surgery, hairdresser and sports club.

New Build



PLANNING CONSENT

No 20/00874/FUL and 21/01997/FUL for the proposed alterations and extensions to Gladstone House and the construction of a replacement dwelling at Rose Cottage .

21/01997/NMC and 20/01721/FUL for a five bedroom new build (demolition of existing buildings completed)

All enquiries should be directed to North Yorkshire Council. 01609 779977 or www.northyorks.gov.uk

SERVICES

Mains water and drainage. Yorkshire water within close proximity to the site.

The purchaser will be responsible for the CIL payment.

DRAINAGE

A drainage connection is available on site.

WATER

Yorkshire Water Services, PO Box 99, Bradford, BD34 7YB Tel : 0800 1385385

ELECTRIC

North Electric Distribution, Newcastle.

HIGHWAYS

North Yorkshire County Council - 0845 8727374

TENURE

Freehold.

POSTCODE

YO61 1LF

PROPOSED ACCOMMODATION:-- GLADSTONE HOUSE 1855 sq ft internal excluding garage

GROUND FLOOR

ENTRANCE HALL
2.5m x 1.8m (8'2" x 5'10")

**CLOAKROOM/W.C.
INNER HALL**
7.8m x 2.1m (25'7" x 6'10")

LOUNGE
4.2m x 3.6m (13'9" x 11'9")

SNUG/STUDY
4m x 3.4m (13'1" x 11'1")

LIVING/KITCHEN
6m x 5.7m (19'8" x 18'8")

UTILITY ROOM
2m x 1.7m (6'6" x 5'6")

FIRST FLOOR

BEDROOM ONE
6m x 3.5m (19'8" x 11'5")

EN-SUITE SHOWER ROOM/W.C.

BEDROOM TWO
4.2m x 3.6m (13'9" x 11'9")

EN-SUITE SHOWER ROOM / W.C.

BEDROOM THREE
3.7m x 3.4m (12'1" x 11'1")

BATHROOM
2.1m x 2.3m (6'10" x 7'6")

BEDROOM FOUR
5.3m x 2.4m (17'4" x 7'10")

SINGLE GARAGE

GARDENS
Side and rear

ROSE COTTAGE - NEW BUILD REPLACEMENT 1905 SQ FT internal excluding garage

GROUND FLOOR

ENTRANCE HALL
6.5m x 1.9m (21'3" x 6'2")

LOUNGE
6.4m x 4.4m (20'11" x 14'5")

STUDY
3.3m x 2.5m (10'9" x 8'2")

KITCHEN/DINER
7m x 4m (22'11" x 13'1")

GARDEN ROOM
6m x 2.7m (19'8" x 8'10")

UTILITY ROOM
2.9m x 1.4m (9'6" x 4'7")

SHOWER ROOM/ W.C.

FIRST FLOOR

BEDROOM ONE
6.4m x 5.6m (20'11" x 18'4")

EN-SUITE SHOWER ROOM/W.C

BEDROOM TWO
5.6m x 4m (18'4" x 13'1")

HOUSE BATHROOM

SINGLE GARAGE

SOUTH FACING GARDEN

NEW BUILD 2730 SQ FT internal excluding garage

GROUND FLOOR

STAIRCASE RECEPTION HALL
3.6m x 2.7m (11'9" x 8'10")

CLOAKROOM W.C.

HOME OFFICE
3.6m x 2.7m (11'9" x 8'10")

OPEN PLAN LIVING KITCHEN
Living area 5.1m x 3.6m (16'8" x 11'9")
Dining Area 4.1m x 3m (13'5" x 9'10")
Kitchen 6.9m x 4.4m (22'7" x 14'5")

GARDEN/SUN ROOM
4m x 3.8m (13'1" x 12'5")

UTILITY ROOM
2.8m x 2m (9'2" x 6'6")

FIRST FLOOR

BEDROOM ONE
5.4m x 4.4m (17'8" x 14'5")

EN-SUITE DRESSING ROOM
3.4m x 2m (11'1" x 6'6")

SHOWER ROOM / W.C.
3.4m x 2.4m (11'1" x 7'10")

BEDROOM TWO
4.1m x 3.6m (13'5" x 11'9")

EN-SUITE SHOWER ROOM/W.C.
2.5m x 1.5m (8'2" x 4'11")

BEDROOM THREE
3.6m x 3.6m (11'9" x 11'9")



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NEW BUILD CONT'D

BATHROOM

3.1m x 2.6m (10'2" x 8'6")

SECOND FLOOR

BEDROOM FOUR

5m x 4.5m (16'4" x 14'9")

BEDROOM FIVE

5m x 3.6m (16'4" x 11'9")

EXISTING BRICK BUILT GARAGE

5.5m x 4m (18'0" x 13'1")

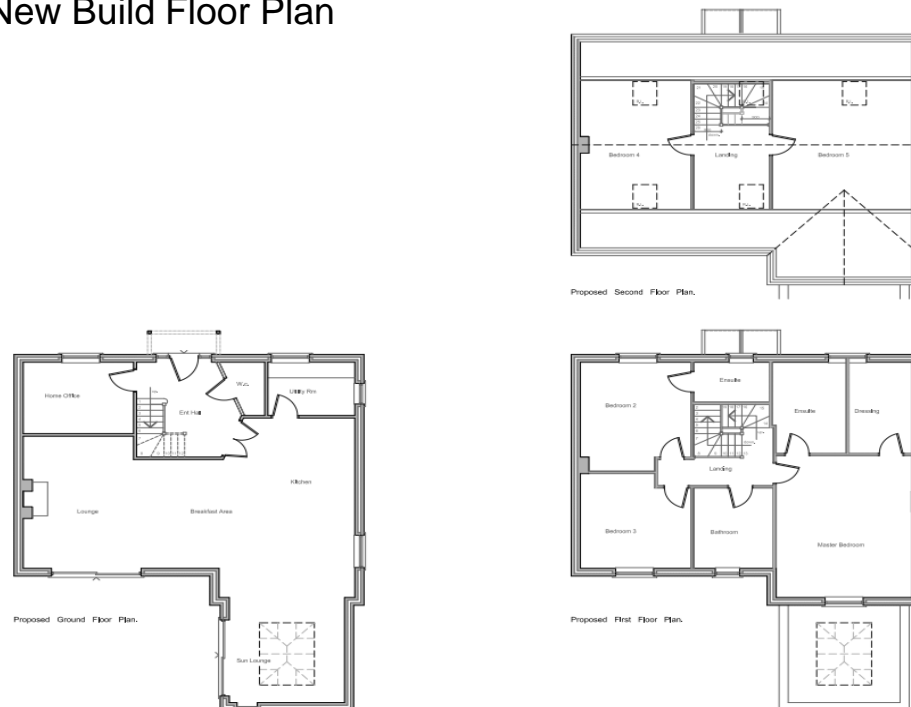
OUTSIDE

Gardens front, side and rear south facing.

New Build



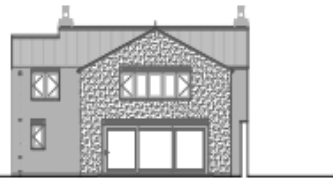
New Build Floor Plan



Gladstone House - Extension



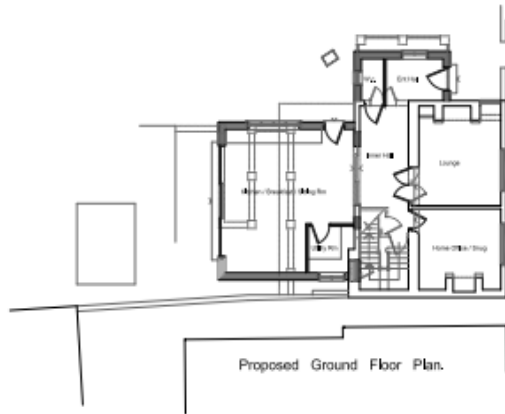
Proposed East Elevation.



Proposed North Elevation.



Proposed West Elevation.



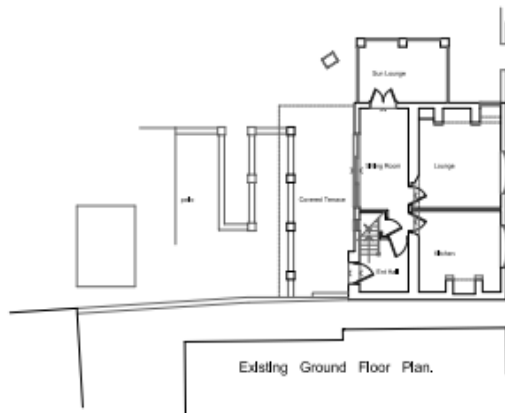
Proposed Ground Floor Plan.



Proposed First Floor Plan.



Proposed South Elevation.



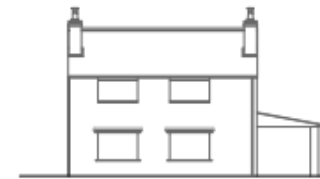
Existing Ground Floor Plan.



Existing First Floor Plan.



Existing West Elevation.



Existing South Elevation.



Existing East Elevation.



Existing North Elevation.

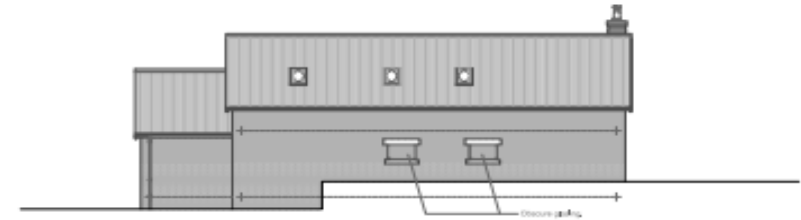
Rose Cottage



Proposed West Elevation.



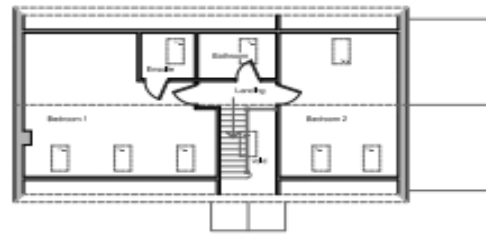
Proposed North Elevation.



Proposed East Elevation.



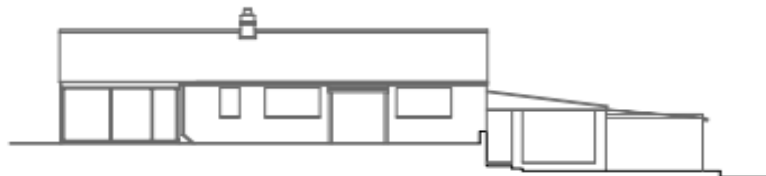
Proposed Ground Floor Plan.



Proposed First Floor Plan.



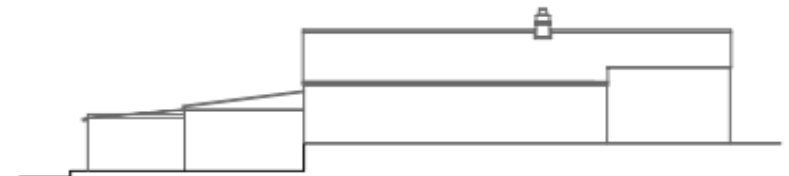
Proposed South Elevation.



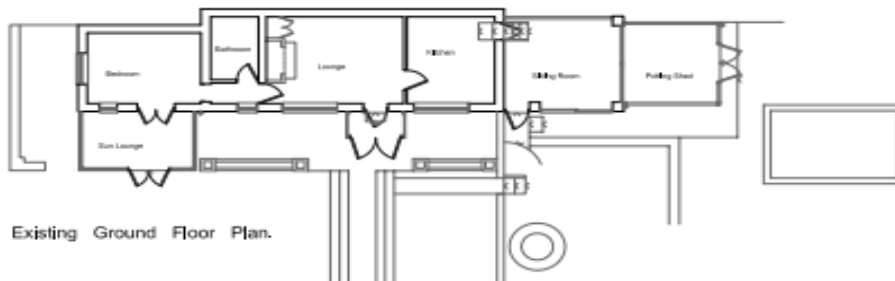
Existing West Elevation.



Existing South Elevation.



Existing East Elevation.

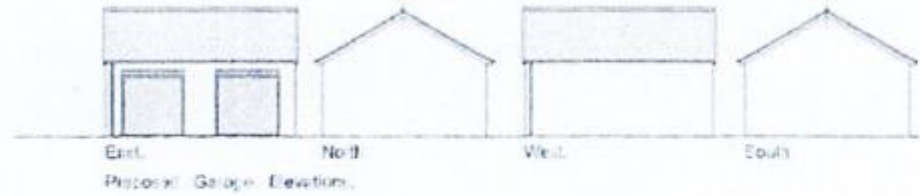


Existing Ground Floor Plan.



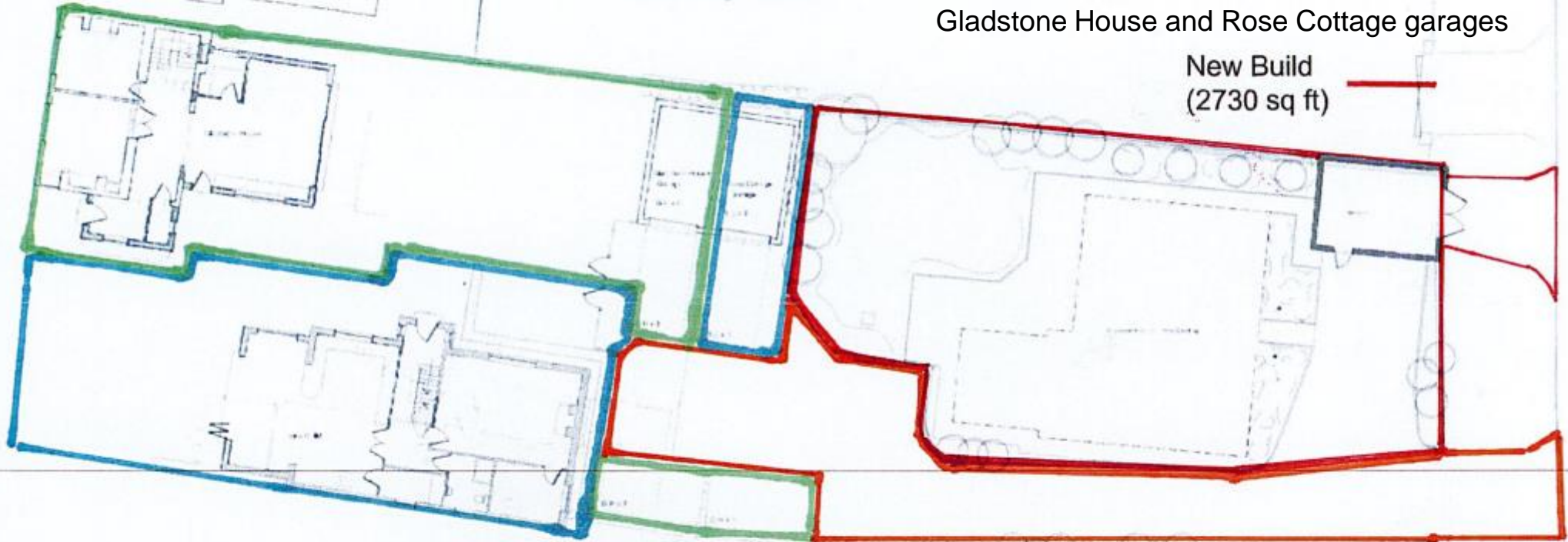
Existing North Elevation.

Gladstone House (1855 sq ft)



Gladstone House and Rose Cottage garages

New Build
(2730 sq ft)



Rose Cottage (1905 sq ft)

Access driveway



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