

Prime York Single Development Plot with Full Planning Permission

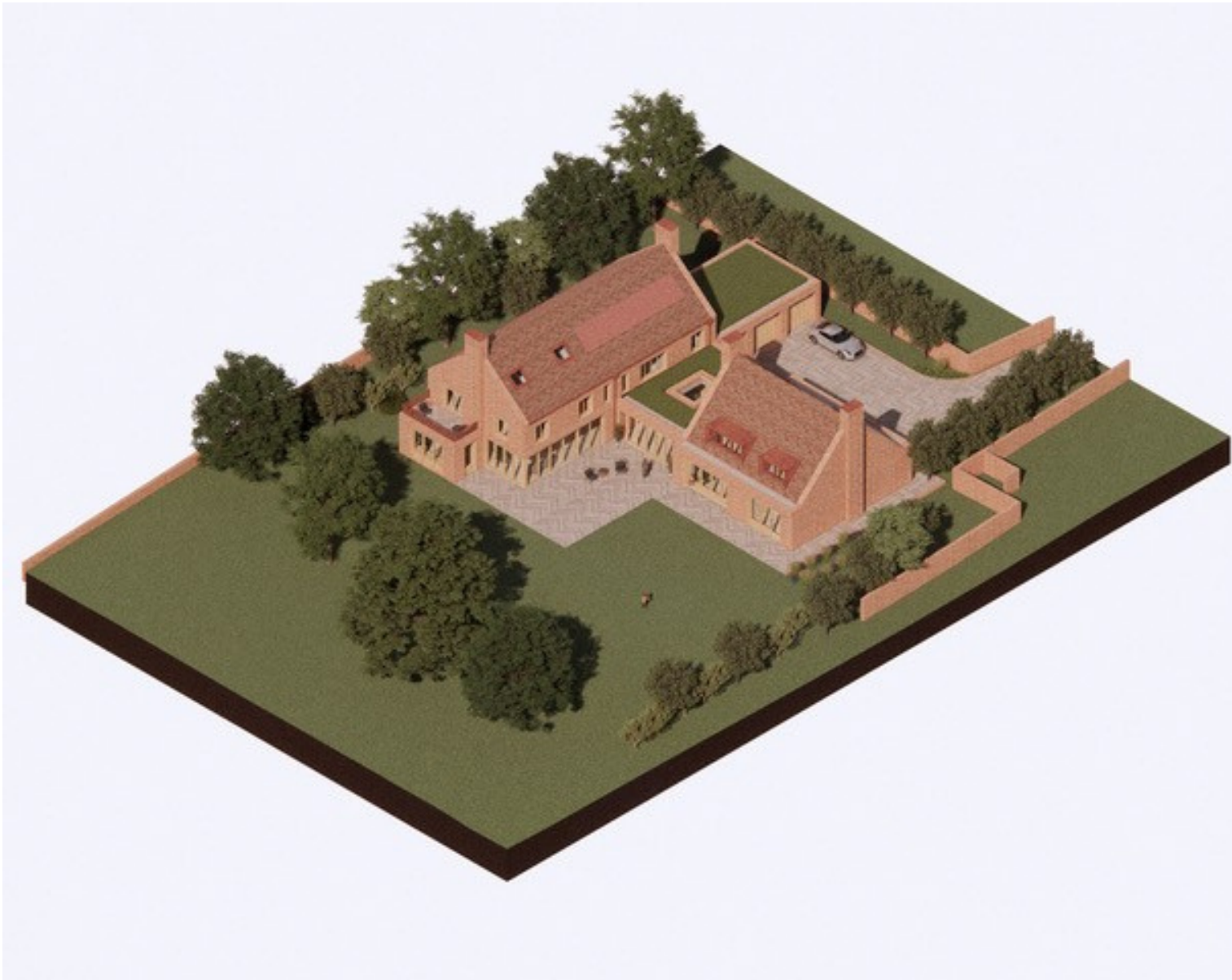
SHIPTON ROAD, YORK, YO30 5RF

For Sale



savills





Shipton Road York, YO30 5RF

KEY HIGHLIGHTS

- Prime Residential Development plot 1 mile north of York City Centre
- Single House Plot, with Full Planning Permission for a 7,264 sq ft dwelling.
- Extremely private plot set back from road and bordered by established trees
- Gross site area of approximately 1.03 acres (0.42 hectares)
- Located on the highly desirable Shipton Road, with excellent access to York city centre and Railway Station
- Within easy walking distance of St Peter's School and Bootham School
- Technical & Planning details <https://savillsglobal.box.com/v/Shipton-Road-Plot-York>
- Offers are invited for the freehold interest



LOCATION

The subject property is located within the Clifton area of York, approximately 1 mile from the city centre. The site is situated directly off of Shipton Road and benefits from high degree of privacy.

The historic City of York is a world renowned tourist attraction, its rich cultural heritage has established York as an English city of great importance. With a current population of approximately 200,000 people, its economy was built on manufacturing, notably in the railway and confectionery sectors. Lately, it has diversified into tourism, service and scientific research sectors, yet still maintains its rail network history with readily accessible links to major UK cities. Notably, the high speed rail link from York to London has a fastest journey time of less than 2 hours. York Railway Station is 1 mile from the site and can be accessed on foot/bike via Scarborough Bridge.

The area surrounding the site is regarded highly and is located in a predominantly residential community, appealing to a range of families. The location offers good access to open recreational space including Homestead park, a 14 acre public garden, whilst still providing easy accessibility into the city centre via a short flat walk. The property is situated immediately to the east of Shipton Road (A19), which links with the York Ring Road (A1237) to the north and the city centre, via Bootham, to the south.

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DESCRIPTION

The sale opportunity comprises a 1.03 acre (0.42 hectare) parcel of previously undeveloped land, including a collection of established trees. The surrounding properties are mostly large detached dwellings that command handsome sales prices.

PLANNING

The site has recently received Full Planning Permission for the construction of an exclusive family home and accompanying detached triple garage. The access is to be taken from Rawcliffe Lane and the approved accommodation will comprise C. 7,264 sq ft. Planning reference 26/00144/FUL, dated 24th April 2026.

TECHNICAL INFORMATION

All planning and technical information is available to interested parties through a data room via our dedicated website: <https://savillsglobal.box.com/v/Shipton-Road-Plot-York>

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

VAT

The vendor reserves the right to charge VAT.





Shipton Road

York, YO30 5RF

Galtres House

Childrens Nursery

1 to 12

Riseborough House

Rawcliffe Hall

Beverley Court

to 15 pleton house

Car Park

13.7m

SHIPTON ROAD

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METHOD OF SALE

The site is offered for sale by informal tender. Offers for the freehold interest should be sent to 'Joshua Franklin' or 'Matthew Jones' at Savills on jfranklin@savills.com / mjones@savills.com.

VIEWING

Viewing of the site is strictly by appointment. Should you wish to make an appointment, please contact either of the agents:

COMPLIANCE CHECK

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity.

CONTACT

For further information please contact:

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