



Residential Development Site,  
2 Manor Cottages, The Green, Stillingfleet  
£650,000

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PROPERTY CONSULTANTS

## General Description

A residential development site with the benefit of planning consent to build two 3 storey detached dwellings and one pair of semi detached 2 storey houses. 2 Manor Cottages is an existing semi detached house and is retained within the consented scheme. The site gently slopes down towards The Green and enjoys pleasant views of the village centre and the 12th century church of St Helen's.



## The Development

The scheme comprises 4 new build properties (plus the existing cottage) as follows:

Plot 1	1174 sq ft	2 bed semi	Single garage
Plot 2	967 sq ft	2 bed semi	Integral garage
Plot 3	1829 sq ft	4 bed det	Double garage
Plot 4	1829 sq ft	4 bed det	Double garage

NB – estimated gifa floor areas only and provided purely as an indication. Plans showing the house layouts can be downloaded from the following website address:

[http://www.rmenglish.co.uk/land\\_newhomes/docs\\_manor-cottages\\_drawings.php](http://www.rmenglish.co.uk/land_newhomes/docs_manor-cottages_drawings.php)

## Planning

Selby District Council granted planning permission (conditional) under decision number 2005/0766/FUL (8/09/102B/PA) dated 23rd September 2005, allowing the construction of four dwellings and garages and including the conversion of an existing outbuilding to create garage and store. The development is to be accessed by the existing private road which will require upgrading. The first 10 metres is to be constructed in accordance with standard detail number E6c. A copy of the Decision Notice can be downloaded from the following website: [http://www.rmenglish.co.uk/land\\_newhomes/docs\\_manor-cottages\\_planning.php](http://www.rmenglish.co.uk/land_newhomes/docs_manor-cottages_planning.php)

## Site Description

The site extends to approximately 0.53 acres and is principally rectangular in shape. The average dimensions are 25m in width and 80m in depth. The existing 2 Manor Cottages is a three bedroom two storey semi-detached period cottage with a detached double garage block to one side. The remainder of the site is principally made up of garden and orchard areas.

## Location

The village of Stillingfleet lies approximately 6 miles south of York midway between Naburn Village and Cawood. Access on to the York/Selby A19 is within 3 miles and provides convenient access onto York's outer ring road. The A63 leads to Howden and the M62 which in turn leads eastbound to Hull and westbound to Leeds. Fulford Golf Club is located only 7 miles away and the David Lloyd fitness centre provides extensive gym facilities and is situated near to York University and the A1079.

## 2 Manor Cottages – Existing Dwelling

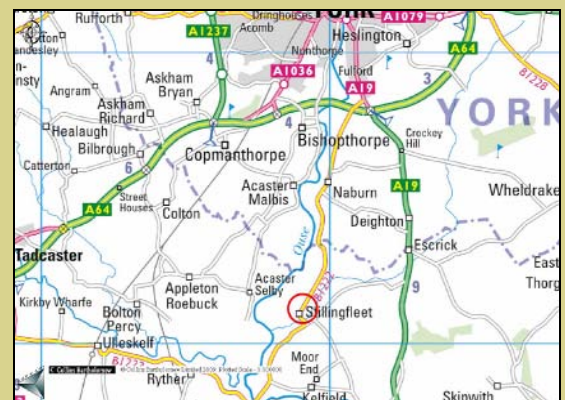
Entrance hall, cloakroom, living room, garden room, office, dining kitchen, first floor landing, three bedrooms, bathroom, oil fired central heating, some double glazing, detached double garage.

## Services

Surface water is drained by both a soak away and a land drain. Sewerage is piped into an on site septic tank. Mains water is supplied via a stop tap/connection positioned by the entrance gate. No mains gas supply.

## Directions

Proceed South out of York along Fulford Road out onto the A19. On the very outskirts of Fulford, and before you reach the York outer ring road turn right signposted Naburn. Proceed through Naburn and onwards to Stillingfleet. On entering the village continue through the centre and cross the bridge turning immediately left onto The Green. 2 Manor Cottages is a short distance down on the right hand side.



## Disclaimer

Please note all photographs, plans and drawings used within the brochure and associated literature such as web placements are for illustrated and guidance purposes only. All descriptions, dimensions, layouts and references are given in good faith and are believed to be correct. Prospective purchasers however, should not rely on them as statements or representations of facts but must satisfy for themselves by inspection or otherwise. The floor areas have been extracted from architects' drawings and may be subject to variation. Information provided does not constitute a contract or any part of a contract.