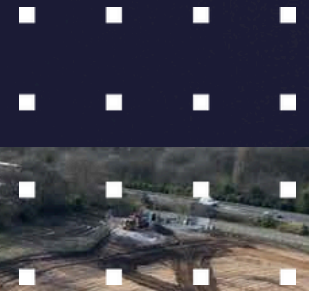


# Land to the North of Learmans Way

COPMANTHORPE, YORK, YO23 3LB

Residential Development Opportunity



## KEY HIGHLIGHTS

- Residential Development Opportunity.
- The sale area is approximately 1.01 acres (0.409 hectares).
- Located within Copmanthorpe, a popular suburban village with a range of local amenities including multiple restaurants, a primary school, a Co-Op food store, and various independent businesses.
- The site is readily accessible by road and rail, located just off the A64 and less than 5 miles south west from York Railway station.
- The site has now been removed from the greenbelt in York City Council's newly adopted Local Plan.
- Offers are invited on a subject to planning basis, with a deadline of NOON on Friday 6th June 2025.



## LOCATION & DESCRIPTION

The subject site is located within the popular village of Copmanthorpe, a well-positioned community just off the A64 within a suburban setting. The village offers a range of services and amenities, including a Co-Op store, public house, primary school, independent retailers, and a sports and community centre.

The city of York is approximately 4 miles north, providing a wide selection of services and amenities, including the mainline railway station on the East Coast Main Line with direct, regular services to destinations such as London Kings Cross, Leeds, Newcastle, and Edinburgh.

The site covers approximately 1.01 acres (0.409 hectares), currently comprising vacant and cleared pastoral land.

To the south and east of the site is the railway line connecting York and Leeds. To the west, there is an established residential estate. To the north lies Yorkfield Lane public footpath and the ongoing Miller Homes 'Knights Manor' housing development, which will consist of 140 dwellings. The topography of the site is generally flat.

The site benefits from its proximity to the A64, providing excellent road connections, including a north-south link between Leeds and York.

Copmanthorpe is situated approximately 4 miles southwest of York city centre and 25 miles east of Leeds. Regular rail services from York provide a straightforward connection to Leeds.

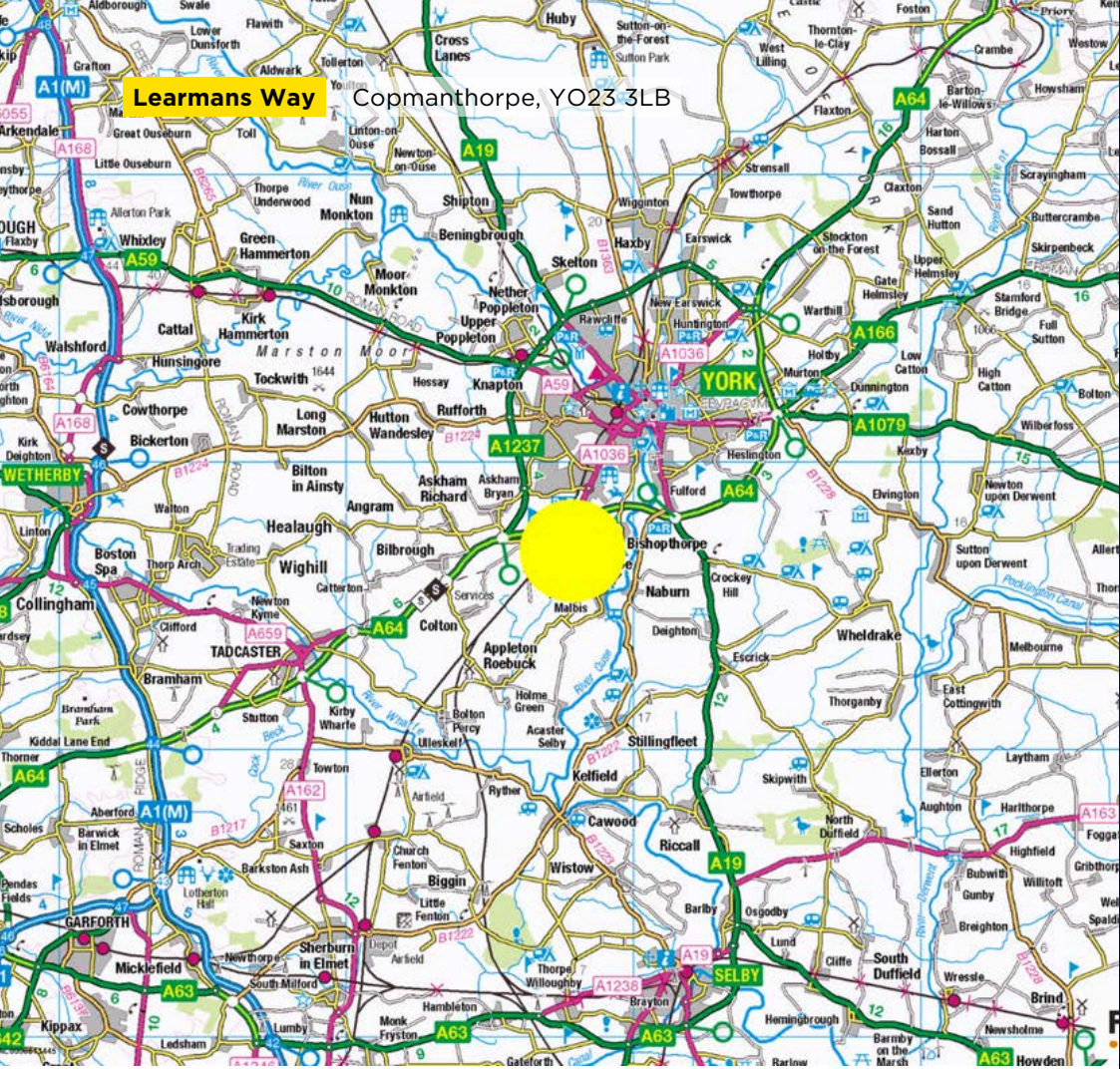
## PLANNING

The subject site has recently been removed from the Greenbelt in York City Council's newly adopted Local plan – presenting a prime opportunity to progress planning ambitions on the land.

The indicative site layout used for the pre-app outlines a scheme of 9 units, comprised of 2, 3 and 4 bed dwellings, as shown on this page.

For any planning queries, please contact Rebecca Housam in Savills Planning Team on [RHousam@savills.com](mailto:RHousam@savills.com) / 07807999153.





**Learmans Way** Copmanthorpe, YO23 3LB

## VIEWING

Viewing is strictly by appointment only, please contact Josh Franklin or Thomas Bruce to arrange an appointment.

## TECHNICAL & PLANNING INFORMATION

Planning information and documents can be found in the data room:  
<https://savillsglobal.box.com/v/Learmans-Way-Copmanthorpe>

## METHOD OF SALE

Offers are invited by informal tender on a subject to planning basis, with bids to be submitted to Joshua Franklin or Thomas Bruce. Offers are invited by the deadline of NOON on Friday 6th June 2025.

## COMPLIANCE CHECKS

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

## CONTACT

For further information please contact:

**Josh Franklin**  
Associate Director  
jfranklin@savills.com  
07807 999 923

**Thomas Bruce**  
thomas.bruce@savills  
07779 402 812



### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 16.04.2025