



Land west of Coupland Mews off Coupland Road, Selby, Yorkshire, YO8 3GE

Prime Residential Development Site Extending To 0.431 Acres | Situated between Coupland Mews and Coupland Road | Opportunity for 9 dwellings | Outline Planning Approval Granted

- Prime Residential Development Site extending to 0.431 Acres
- 6 x 2 bed semi detached properties with gardens and parking
- Outline Planning Approval Granted
- Situated between Coupland Mews and Coupland Road
- 3 x 2 bed coach-house styles flats with gardens and parking
- Opportunity for 9 dwellings
- Popular Location close to Selby Town Centre

Offers Over £300,000

Welcome to Coupland Road, Selby - a prime location for a residential development opportunity! This expansive 0.431-acre land is perfectly positioned between Coupland Mews and Coupland Road, offering a fantastic chance to create stunning living spaces. With outline planning approval for 9 dwellings, the potential for this site is truly exciting.

Imagine the possibilities - designing and building 9 beautiful homes in a sought-after area. Whether you're looking to invest in a lucrative property development project or create your dream home, this site offers a blank canvas for your vision to come to life.

THE SITE: This consists of a Prime Residential Development Site extending to 0.431 Acres Situated between Coupland Mews and Coupland Road with the opportunity for 9 dwellings. 6 x 2 bed semi detached properties with gardens and parking & 3 x 2 bed coach-house styles flats with gardens and parking.

To summarise it is a 9 unit scheme 6x2 bed houses + 3x2 bed FOGs (flats over garage), total GIA 6,033 sqft

- 1 - House - GIA 61.4m² / 660.9sqft - Garden 45.6m² / 475.8sqft
- 2 - House - GIA 69.9m² / 752.4sqft - Garden 44.2m² / 475.8sqft
- 3 - House - GIA 64.5m² / 694.3sqft - Garden 45.6m² / 475.8sqft
- 4 - House - GIA 64.5m² / 694.3sqft - Garden 45.6m² / 475.8sqft
- 5 - House - GIA 69.9m² / 752.4sqft - Garden 44.2m² / 475.8sqft
- 6 - House - GIA 61.4m² / 660.9sqft - Garden 45.6m² / 475.8sqft

Total footprint - 232.3m² / 2500.5sqft
Total GIA - 381.2m² / 4,103.2sqft

- 7 - Flat over garage - GIA 59.4m² / 639.4sqft - Garden 60.3m² / 649.1sqft
- 8 - Flat over garage - GIA 60.5m² / 651.2sqft - Garden 90.5m² / 974.1sqft
- 9 - Flat over garage - GIA 59.4m² / 639.8sqft - Garden 85.4m² / 919.2sqft

Total footprint - 187m² / 2012.9sqft
Total GIA - 179.3m² / 1,930sqft

Percentage of site area

- Building footprint - 419.3m² / 4,513.3sqft - 24%
- Total garden area - 506.8m² / 5,455.1sqft - 29.1%
- Total footpaths - 129.5m² / 1,393.9sqft - 7.4%
- Total open green space - 275m² / 2,960.1sqft - 15.8%
- Total roads - 242.12 / 2,605.9sqft - 13.9%
- Total parking - 170.22 / 2,605.9sqft - 9.8%
- Site area - 1,744.3m² / 18,775.5sqft

AREA: Located in Selby, a charming town with a rich history and a strong sense of community, this property provides the perfect setting for a new residential development. With amenities, schools, and transport links nearby, convenience is at your doorstep.

PLANNING PERMISSION REQUEST: Information can be sought from the Selby Council Public Access Portal 2021/0648/OUT | Outline application for erection of 9no. dwellings and associated internal access/parking and infrastructure to include access and layout (all other matters reserved) | Land Off Coupland Mews Selby North Yorkshire

SERVICES: It is recommended that all interested parties should make their own enquires with the relevant Statutory Authorities as to the point of connection and costs.

ROADWAY: The roadways adjoining the Site being Coupland Mews and Coupland Road are all made up and taken over by the Local Highway Authority.

TENURE: The Tenure of the site is taken as freehold

VIEWING: By appointment with Jigsaw 01757 241123

ADDITIONAL INFORMATION: Should you require any additional information or wish to discuss any points please contact Jigsaw Move directly.

Don't miss out on this incredible opportunity to be part of the growth and transformation of Coupland Road. Envision the future and make your mark in this thriving neighbourhood. Contact us today to explore the endless possibilities that this prime residential development site has to offer.



MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase.

OPENING HOURS

Monday – Friday 9.00am to 5.30pm Saturday – 9.00am – 1.00pm We would recommend that all the information that Jigsaw Move provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

LAND DETAILS

Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw Move nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this land.

VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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