



Sanderson  
Weatherall

# FOR SALE

## RESIDENTIAL DEVELOPMENT SITE SUBJECT TO THE NECESSARY CONSENTS



### KEY FEATURES

- 0.154 hectares (0.38 acres)
- Cleared infill site with residential development potential
- Adjoining Eversley Park
- Edge of Town Centre

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LAND TO THE REAR OF ST JOSEPH THE WORKER CHURCH, CHURCH MEWS, SHERBURN IN ELMET, LS25 6HY





### Location

Within a quiet residential area close to the Centre of Sherburn. From the Kirkgate/Moor Lane/Low Street main crossroads head south on Low Street and first right into Church View, and then second right into Church Mews, just before St Joseph the Worker RC Church.

### Description

A level cleared site considered suitable for residential development, subject to the necessary consents. Eversley Park is situated immediately to the south west. The main Town Centre is approximately 200m to the north east. The A1(M) is accessible approximately 4 miles to the south west. York is 16 miles to the north east and Leeds 16 miles to the west.

### Highways

Within the data room a preliminary access appraisal prepared by Pell Frischmann Highway Consultants concludes that a single vehicular access should be feasible off Church Mews to serve the proposed development.

We understand Church Mews is adopted and maintained at public expense.

### Planning

There is no recent planning history on the site. Interested parties are asked to make their own enquiries to satisfy themselves that their individual proposals are acceptable.

An initial planning appraisal by Bradley Stankler Planning indicates that infill residential development should be permitted. Please note since both reports were commissioned our client has included more of its land in the area proposed to be sold. A new timber fence has been constructed on the north eastern boundary.



### **Data Room**

Please contact the sole selling agents for access to the data room and which includes copies of the Highway Access Report, Planning Report, Topographical Survey, Plans and other information. This information is believed to be correct and is provided in good faith. For the avoidance of doubt however, no warranties are provided by the Vendor or any of its advisors. Interested parties are required to make their own enquiries as to the suitability of the site for development prior to any exchange of contracts.

### **Proposal**

Offers are invited for the benefit of the freehold interest. The Vendor's strong preference is for an unconditional sale. However, conditional bids subject to planning will also be considered. Parties may bid on both bases.

It is understood that the property is not elected for VAT and that VAT will not be chargeable on the sale. This will need to be verified by solicitors prior to exchange.

### **Viewing**

The property is available to view from Church Mews. If access to the site is required, please contact the sole agents for an appointment.





## Viewing and Further Information

Strictly by appointment with the sole agents,  
Sanderson Weatherall:

**Andrew Ellis**

**0113 221 6040**

[andrew.ellis@sw.co.uk](mailto:andrew.ellis@sw.co.uk)

**Henry Tyrrell**

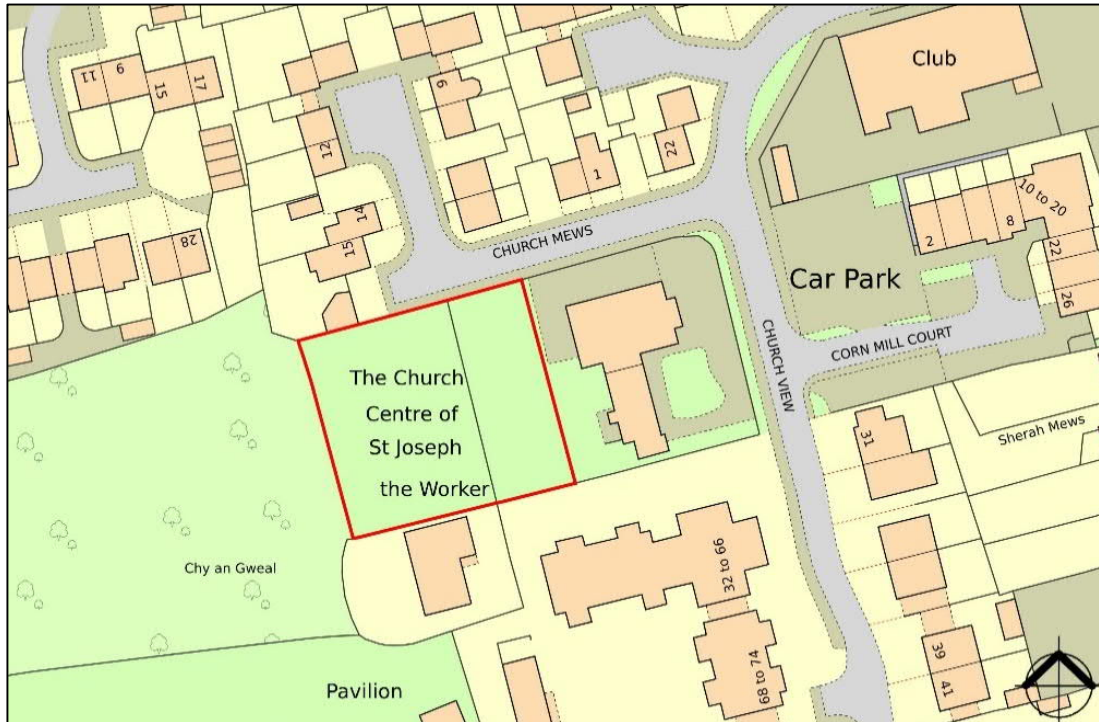
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