

Old Lane, Hirst Courtney, Selby Guide Price £395,000

Residential development opportunity with full detailed planning permission for two luxury detached homes with a quarter of an acre plot overlooking the village cricket field.



Proposed ground floor plan - Plot 1
Scale 1:100 @ A3

Room	Area (sqm)	Area (sqft)
Ground Floor	161.00	1727.00
1st Floor	171.00	1838.00
2nd Floor	181.00	1951.00
3rd Floor	201.00	2163.00
Garage	40.00	429.00



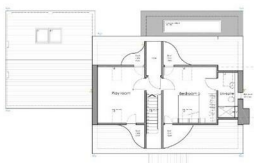
Room	Area (sqm)	Area (sqft)
Ground Floor	161.00	1727.00
1st Floor	171.00	1838.00
2nd Floor	181.00	1951.00
3rd Floor	201.00	2163.00
Garage	40.00	429.00



Proposed first floor plan - Plot 1
Scale 1:100 @ A3



Room	Area (sqm)	Area (sqft)
Ground Floor	161.00	1727.00
1st Floor	171.00	1838.00
2nd Floor	181.00	1951.00
3rd Floor	201.00	2163.00
Garage	40.00	429.00



Proposed ground floor plan - Plot 1
Scale 1:100 @ A3



Room	Area (sqm)	Area (sqft)
Ground Floor	161.00	1727.00
1st Floor	171.00	1838.00
2nd Floor	181.00	1951.00
3rd Floor	201.00	2163.00
Garage	40.00	429.00



Proposed ground floor plan - Plot 2
Scale 1:100 @ A3



Room	Area (sqm)	Area (sqft)
Ground Floor	161.00	1727.00
1st Floor	171.00	1838.00
2nd Floor	181.00	1951.00
3rd Floor	201.00	2163.00
Garage	40.00	429.00



Proposed first floor plan - Plot 2
Scale 1:100 @ A3



The plot measures 0.28 acre and can be clearly identified by the red verge on the site plan within these details. The plot enjoys a wonderful position set back from Old Lane, overlooking the village cricket field. The village is well known for its quiet countryside setting, with beautiful walking pursuits, yet easy access onto major motorways within 10 minutes.

The architect's brief was to create two extensive and luxury family homes, with the perfect balance of well-proportioned sized rooms and modern open plan living. Both dwellings extend to over 2,000 square feet within generous outdoor space and are positioned on the fringes of the village.

The landowners preference will be to dispose of both plots as a whole although will consider selling separately subject to conditions.

A copy of the planning consent and all associated plans are available from our Selby office and in addition are hosted on the Selby District Council Public Access Planning Portal.

Planning

By decision number 2023/0140/FUL - detailed planning consent has been granted for the erection of two detached dwellings with attached double garages with means of private access included.

Tenure

Freehold with Vacant Possession.

Viewings

The site is available for inspection at most times. All interested parties are asked to register their details BEFORE viewing with our Selby office at 43 Gowthorpe, Selby, YO8 4HE. 01757 706707.

Method Of Sale

The land is offered for sale by private treaty.

Services

It is believed that mains services of gas, water and electricity are available Old Lane along the frontage of the site. Prospective purchasers should satisfy themselves that connections are available by contacting the statutory authorities. Some useful contacts are as follows:-

LOCAL AUTHORITY

North Yorkshire Council
The Civic Centre
Doncaster Road
Selby, YO8 9FT
Tel. 01757 705101

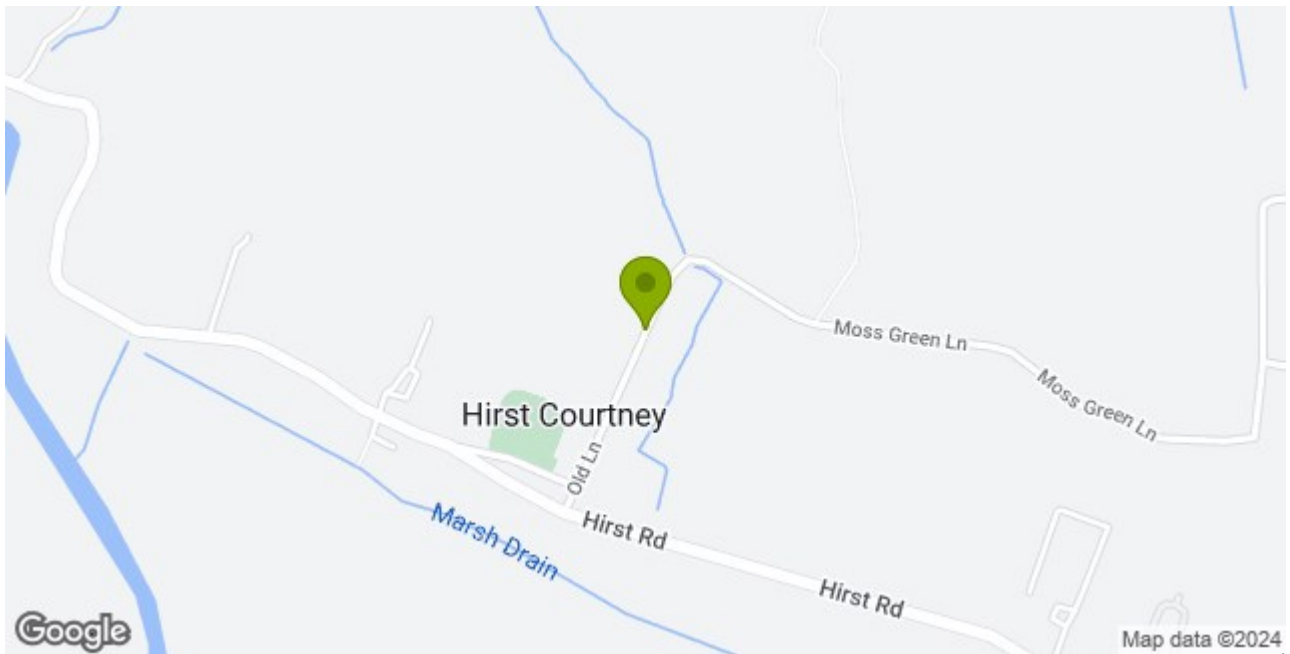
FOUL DRAINAGE AND WATER

Yorkshire Water Services
PO Box 52
Bradford, BD3 7YD
Tel: 0345 1208 482

HIGHWAYS

North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg dip MRICS
 O J Newby MNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)

Associates

N Lawrence

