



## 80-84 Gowthorpe, Selby

£565,000

- Residential Development Opportunity
- Decision Number 2021/1536/FUL
- 10 Dwellings to Build
- Decision Number ZG2023/0747/FUL
- Prime Location
- Selby Abbey Views

### \*\*\*\* OUTSTANDING RESIDENTIAL DEVELOPMENT SITE \*\*\*\*

A prime residential development site with detailed planning consent for the erection of 7 luxury apartments, 2 semi-detached homes and 1 town house with a private access drive, and positioned directly off Gowthorpe, a 'stones throw' from the town centre.

## Foreword

An outstanding 0.39-acre residential development site in the heart of Selby town centre, situated just off Gowthorpe. The site is offered with detailed planning consent for 7 luxury apartments, 2 semi-detached dwellings, and 1 townhouse providing a total of approximately 6,500 sq. ft. of prime developable space.

## Planning

Planning By Decision Number ZG2023/0747/FUL dated the 2nd July 2025, planning consent has been permitted for the erection of 8no. dwellings following the demolition of the former Pocklington Carpets, 80 Gowthorpe, Selby.

Planning By Decision Number 2021/I536/FUL dated the 20th January 2023, planning consent has been permitted for the erection of 2 semi-detached dwellings following removal of the existing advertising hoardings.

**Imagery Disclaimer:** Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## Services

Mains services of gas, electricity & water are understood to be available to the site. Prospective purchases are advised to satisfy themselves that the appropriate connections can be made.

### A. LOCAL AUTHORITY

North Yorkshire Council  
County Hall  
Northallerton  
DL7 8AD  
01609 780780



### B. HIGHWAYS

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



### C. ELECTRICITY

Northern Electrical Distribution  
Carliol House  
Market Street  
Newcastle  
NE1 6NE  
Tel: 0845 070 7172



### D. FOUL DRAINAGE AND WATER

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



### E. GAS

British Gas  
Bridge Street  
Leeds  
LS2 7PE



## Mode of Sale

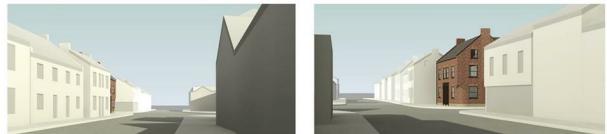
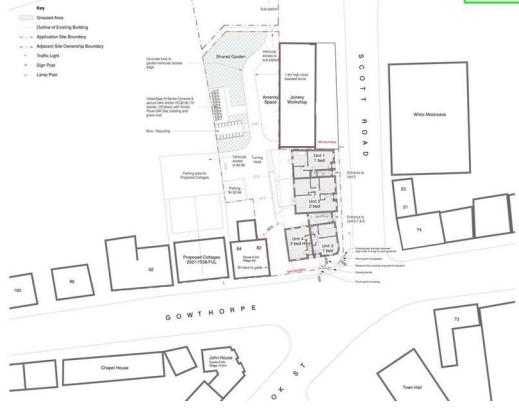
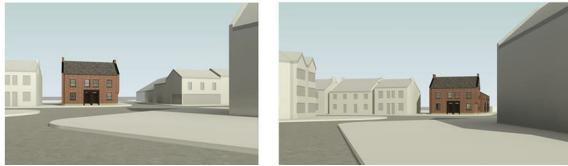
Offers are invited for the Freehold Interest in the site, subject to contract only. A full set of plans and schedule of areas is available from the selling agent.

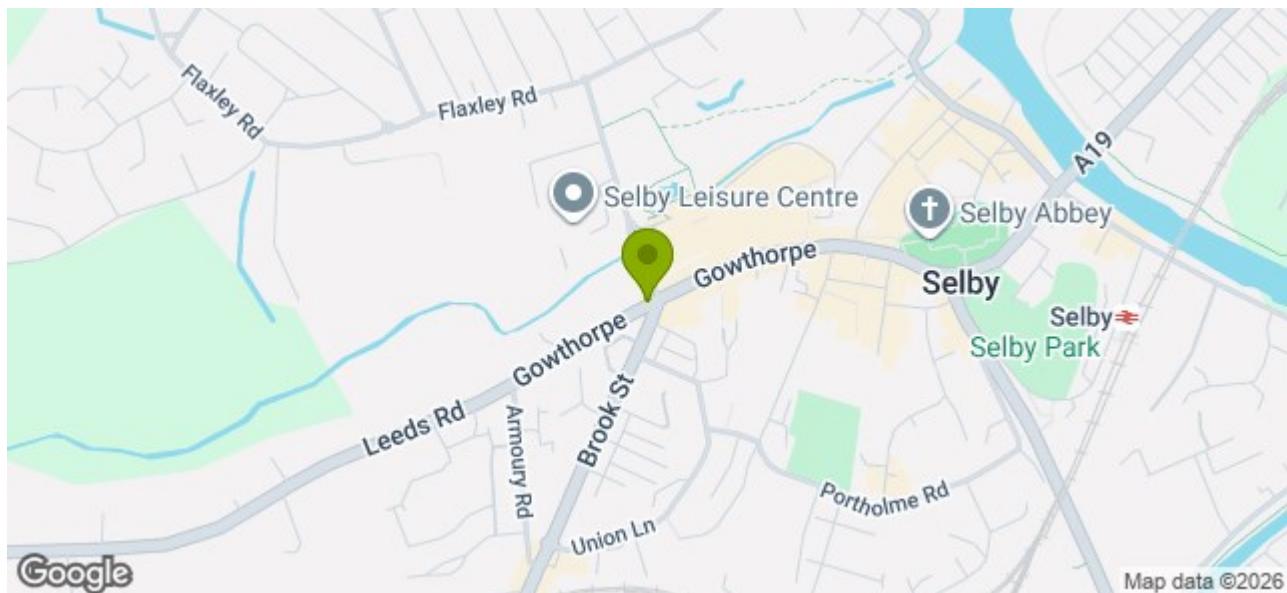
## Viewings

Viewings of the site are strictly via appointment through the selling Agent. Please contact Tom Brooks at our Stephensons Selby Office.



**AMENDED  
DRAWING**





## Stephensons

York	01904 625533
Knaresborough	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

