



Building Plot, Park Lane

Barlow, Nr Selby, YO8 8JW

Asking Price Of £100,000

Property Features

- Excellent Building Plot in popular Rural Village
- Frontage 29'6 (9m) maximum Depth 85' (26m)
- Part of a larger Site with Outline Planning Permission
- Ideal Self Build Opportunity
- Conveniently located for Selby, York & Leeds

Full Description

SITUATION

From Selby take the A1041 towards Camblesforth. On reaching Camblesforth Common turn left into Barlow Common Lane towards Barlow. On entering the Village proceed along Park Road in to Park Lane where the Plot will be found on the left hand side clearly marked by one of our distinctive For Sale boards.

THE PLOT

This consists of a level grassed Plot being situated between 5 and 7 Park Lane in an excellent position in the popular Rural Village of Barlow which is conveniently located for the Market Town of Selby and for commuting to the Cities of Leeds and York.

The Plot has a frontage of approximately 29'6" (9m) to Park Lane, a maximum depth of approximately 85' (26m) and is edged red on the attached Reference Plan.

VEHICULAR ACCESS TO THE PLOT

The vehicular access to the Plot will be via a Right of Way over the new access way which is to run along the eastern boundary of the Plot and is coloured green on the attached Reference Plan.

The Vendor will be responsible for the construction of the new access way including dropped kerbs at the carriage way edge, and the access will be finished in limestone hardcore.

This work will be completed by the Vendor prior to the Completion of the Sale and going forwards the access way must be kept clear at all times.

PLANNING PERMISSION

The Plot is part of a larger site which has the benefit of Outline Planning Permission for the erection of 2 Detached Dwellings being Decision No: 2019/772/OUT Granted by Selby District Council on the 30th September 2020. A copy of the Planning Decision Notice can be obtained from the Agents Goole Office or by visiting www.selby.gov.uk.

SERVICES

It is understood that main services are available to the Site however interested parties should make their own enquiries with the relevant Statutory Authorities regarding the points of connection and costs.

FENCING OBLIGATION

The Purchaser of the Plot will be responsible for erecting a timber post and 3 rail fence along the eastern and northern boundaries of the Plot within 3 months of the Completion of the Sale.

ROADWAY

The roadway fronting the Plot being Park Lane is made up and taken over by the local Highway Authority.

VIEWING

The Plot can be viewed at any reasonable time upon receipt of these particulars.

ADDITIONAL INFORMATION

Should you require any additional information or wish to discuss any points please contact Stephen Townend on 01405 762557.



Promap v2 Ordnance Survey Crown Copyright 2021. All rights reserved.
 Licence number 100022432.
 Plotted Scale - 1:1250. Paper Size - A4

4 Belgravia,
 Goole,
 DN14 5BU

www.townenddegg.co.uk
sales@townenddegg.co.uk
 01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements