



Prime Residential Development Site
Doncaster Road & Barff Lane, Brayton, YO8 9ER

Price £600,000
Offers Invited

Property Features

- Prime Development Site in centre of sought after Village
- Extending to approximately 0.41 Acres (0.165 Ha)
- With Outline Planning Permission
- Frontage of 60' (18.3 m) to Doncaster Road
- Frontage of 39' (11.9m) to Barff Lane



Full Description

INTRODUCTION

The sought after Residential Village of Brayton is situated on the A19 some 2 miles south of the Market Town of Selby, some 15 miles south of the Historic Walled City of York and some 23 miles east of the Cosmopolitan City of Leeds. Junction 34 of the M62 is within 5 miles and allows easy access to the Motorway network and other leading Yorkshire Business Centres.

Brayton has a good selection of local amenities including Church, Post Office, excellent Primary School, Community Centre with Playing Fields, 2 Public Houses, Veterinary Surgery, Petrol Station and Village Green.

DIRECTIONS

The Site is situated in the centre of the Village, and is best approached from Selby via the A19 Doncaster Road. On reaching the centre of Brayton the Site will be found on the right handside of Doncaster Road and also on the left handside of Barff Lane being edged red on the reference plan.

THE SITE

This consists of the Site of the Detached Cottage known as Ivy Cottage which fronts onto Doncaster Road together with an existing accessway to the side which serves the Land at the rear, and the existing Commercial Premises at 5a Barff Lane which fronts onto Barff Lane.

The Site has a frontage of approximately 60' (18.3m) to Doncaster Road, a frontage of approximately 39' (11.9m) to Barff Lane and extends to approximately 0.41 Acres (0165 Ha) or thereabouts.

The existing properties on the Site will require demolishing, and the Land is adjoined by existing residential dwellings, and also partly by the Grey Horse Public House car park.

PLANNING PERMISSION

The Site has the benefit of Outline Planning Permission (all matters reserved) for a Residential Development following demolition of existing vehicle repair garage and dwelling being Decision No 2020/0397/OUT granted by Selby District Council on the 15th June 2020.

A copy of the Planning Decision Notice can be obtained from the Agents Goole Office or by visiting the Planning Website at www.selby.gov.uk

SERVICES

It is understood that all mains services are readily available to the Site however it is recommended that all interested parties should make their own enquiries with the relevant Statutory Authorities as to the points of connection and costs.

ROADWAY

The roadway fronting the Site being Doncaster Road and Barff Lane are made up and taken over by the Local Highway Authority

RIGHT OF WAY

The Site has the benefit of a vehicular Right of Way from Barff Lane over the Land hatched black on the reference Plan, which belongs to 5 Barff Lane.

TENURE

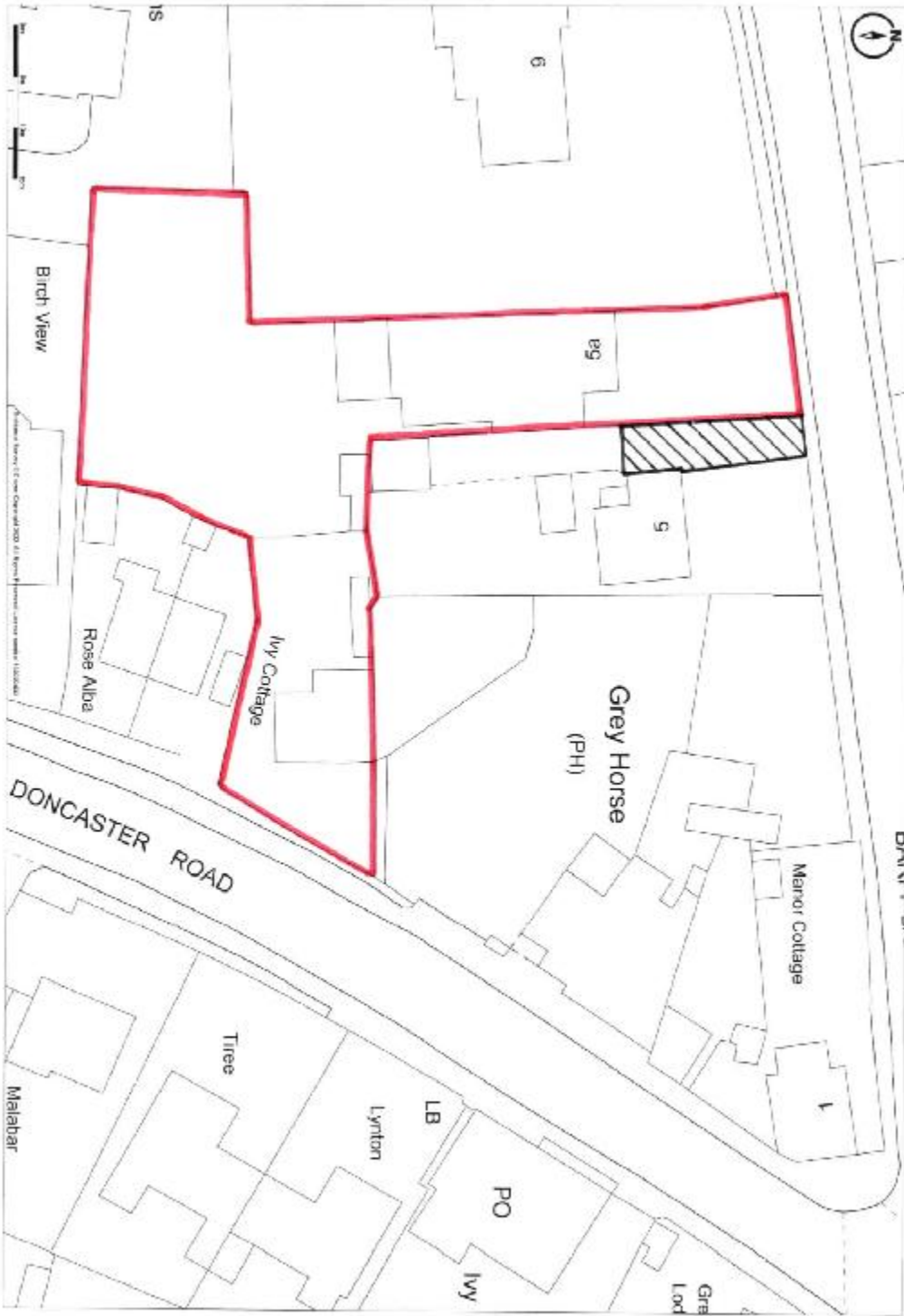
The Tenure of the Site is Freehold.

VIEWING

Strictly by Appointment with the Agents Offices.

ADDITIONAL INFORMATION

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



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 LANDMARK INFORMATION
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 EPR/12/001-128-200753-04

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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