



**Prime Building Plots**

Broach Lane, Kellington, DN14 0ND

**Asking Price Of £165,000  
Per Plot**



# Property Features

- Prime Buildings Plots on edge of popular rural Village
- Plot 1 extends to approximately 1330sq yds
- Plot 2 extends to approximately 1356sq yds
- Each with Consent for 3 Bedroom Detached Bungalow
- Service Pipes and Cable Ducting laid to both Plots



## Full Description

### SITUATION

The popular rural Village of Kellington is ideally placed for Selby, Pontefract, Doncaster and Junction 34 of the M62 Motorway which allows easy access to the major Yorkshire Business Centres.

The Plots are situated in an excellent position on the edge of the Village being on the left handside of Broach Lane when travelling into Kellington from the A645 Whitley to Knottingley Road being clearly marked one of our distinctive For Sale Boards and the Plots are edged red and green on the attached Reference Plan.

### PLOT 1 - EDGED RED

Frontage to Broach Lane: 105' (32m)

Maximum Depth: 118' (36m)

Rear Width: 108' (33m)

Extends to approximately 1330 sq yds (1113m<sup>2</sup>)

Consent for a 3 Bedroom, 2 Bathroom Detached Bungalow with Integral Garage (House Type B)

There is a 4m wide Drainage Easement along the Northern Boundary of this Plot.

There will be Drainage Rights over Plot 1 in favour of Plots 2, 3 and 4 in respect of the already laid foul Sewer which is marked with a broken black line on the attached Reference Plan.

### PLOT 2 - EDGED GREEN

Frontage to Service Road / Driveway: 104' (31.7m)

Maximum Depth: 115' (35m)

Rear Width: 115' (35m)

Extends to approximately 1356 sq yds (1133m<sup>2</sup>)

Consent for a 3 Bedroom, 2 Bathroom Detached Bungalow with Integral Garage (House Type C)

## PLANNING PERMISSION

The Plots are part of a larger Site which has the benefit of Outline Planning Permission for Residential Development having been granted on Appeal by The Planning Inspectorate on 22nd June 2016 under Appeal Ref: APP/N2739/W/15/3136685

The Plots also have the benefit of Reserved Matters Approval being Decision no: 2018/1123/REM granted by Selby District Council on the 17th January 2019.

Finally Discharge of certain Conditions of the Planning Permission was applied for under Ref No 2019/1240/DOC with a response from Selby District Council being in their letter dated 12th February 2020.

Copies of the Appeal Decision, Reserved Matters Approval and Discharge of Conditions Letter can be obtained from the Agents Office or by visiting the Selby District Council Planning website.

## SERVICES

Service pipes and cable ducting for the foul sewerage, water, electricity, gas, telephone and surface water drainage are all laid under the shared driveway with each Plot having their own pipe cable or duct. The Purchaser of each Plot will be responsible for the connection of the Services and related costs.

The Service pipes and cabling ducting have been laid by Eastwood Civils and Groundworks. An email dated 10th October 2023 with attachments sets out the full details of pipe cables and ducts already laid, a copy of which can be obtained from the Agents Office.

## SERVICE ROAD / DRIVEWAY

The Plots have the benefit of a vehicular Right of Way over the Service Road / Driveway which is shown hatched Blue on the Reference Plan.

The Vendor will be responsible for completing the Service Road / Driveway and will recoup 25% of the cost from each Plot. The purchaser of each Plot will be responsible for 25% of any future Maintenance Liability in connection with the Service Road / Driveway.

## COMMUNITY INFRASTRUCTURE LEVY PAYMENT

A Community Infrastructure Levy payment of £14,235.48 in connection with Plots 1, 2 and 3 being £4745.16 per plot has already been paid to Selby District Council.

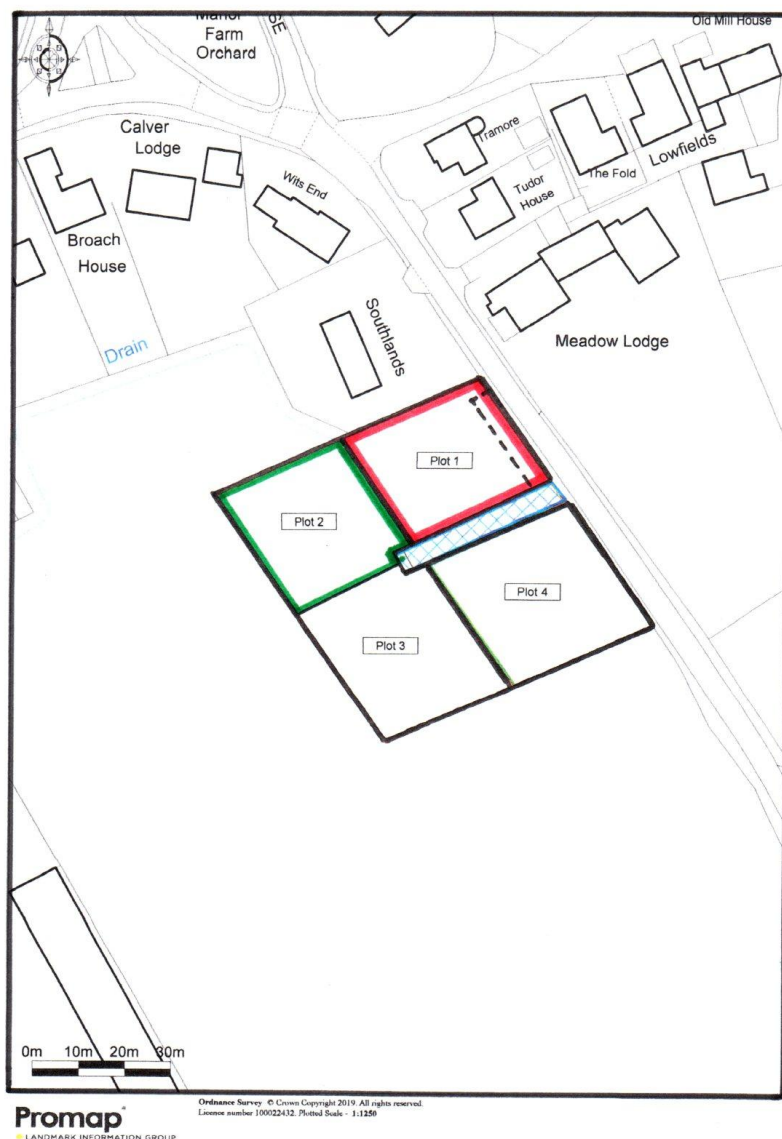
Any further Community Infrastructure Levy relating to each individual Plot will be the responsibility of the Purchaser.

## VIEWING

Viewing of the Plots will be Strictly by Appointment only.

## OFFER PROCEDURE

If you are interested in these Plots and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



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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