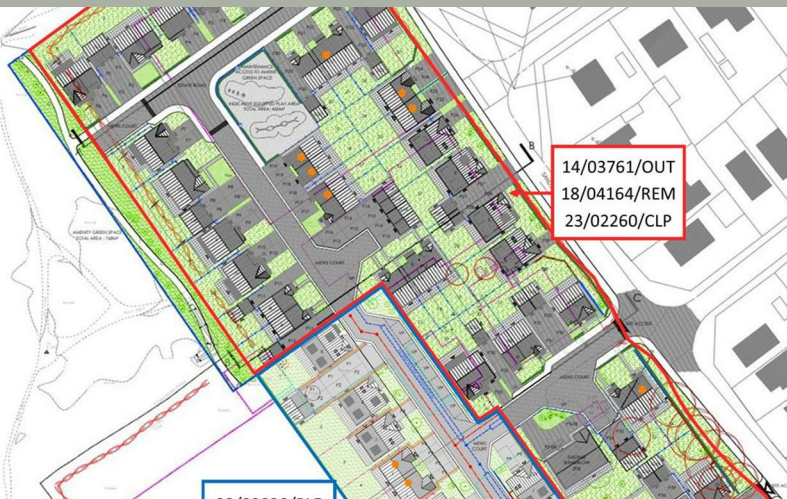
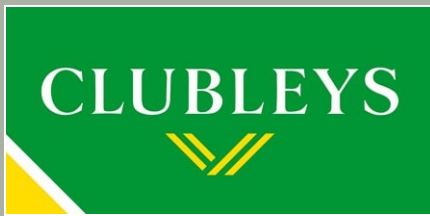


Development Site - 4.37 Acres, Sands Lane,
York, Holme on Spalding Moor, YO43 4EX
Offers In Excess Of £1,750,000





Tenure: Freehold
BAND:

DEVELOPMENT SITE - 4.37 AC (1.77 HA)
48 UNITS WITH FULL PLANNING CONSENT
SANDS LANE, HOLME ON SPALDING MOOR, EAST
RIDING OF YORKSHIRE YO43 4EX

LOCATION

The site is located on the western edge of the rural village of Holme on Spalding Moor to the west of Sands Lane. The site has a large frontage to Sands Lane and benefits from an open rural aspect to the East.

Holme on Spalding Moor is situated on the junction of the A163 Selby Road and the A614 Howden Road.

There are a number of services and facilities in Holme on Spalding Moor including a village hall, playing fields, primary school and various shops and public houses.

DESCRIPTION

The site extends to approximately 4.37 Acres and is for 48 units with a high proportion of 3 and 4 bed properties.

The majority of the site has full implemented planning consent for 39 units which was approved in Outline on 11th August 2016 under application ref 14/03761/OUT with Reserved Matters approved on 19th January 2021 under Appeal ref APP/E2001/W/20/3259022, followed by the granting of a Certificate of Lawful Development under application ref 23/02260/CLP on 12th July 2024.

In addition to the above, there are a further 9 units on the south west corner of the application site, benefitting from full planning consent under reference 22/03829/PLF, which was granted 15th April 2024.

To the west of the site is land which is available for the construction of the drainage solution.

The S.106 Agreement relating to the implemented section of the site, requires that 7 of the 39 units will need to be 'Affordable Rented or Social Rented Dwellings' and 2 are 'Intermediate Dwellings'. The S.106 relating to the remainder of the site requires that 2 of the 9 units are 'Affordable Rented or Social Rented Dwellings'. There is also mention of a

Recreational Facilities Contribution and a contribution for the maintenance of Public Open Space.

VIEWING

The Site may be viewed from Sands Lane at any time.

On-site viewing is strictly by appointment only.

METHOD OF SALE

The property is offered For Sale by Private Treaty.

GUIDE PRICE

Offers are invited in excess of £1,750,000.

SUPPLEMENTARY INFORMATION

Additional information, including copies of the decision notices, S.106 agreements, layout plans, geoenvironmental appraisal and topographical survey data, is available upon request.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

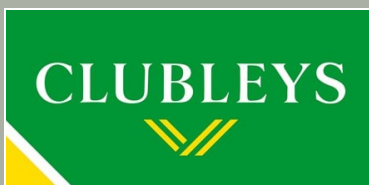
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.