

Development Land 4.8 Acres, Sands Lane, Holme Upon Spalding Moor, YO43 4EX Price On Application



4.82 Acres (1.95 Hectares) Development Opportunity at Sands Lane, Holme On Spalding Moor with the benefit of Planning Permission.



Tenure: Freehold
BAND:

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.

Howden & M62 8 miles York 15 miles Hull 18 miles
Selby 12 miles

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/PLANNING

The site extends to approximately 4.82 acres (1.95 Ha) and was allocated for Residential Development as part of a larger site under Ref HSM-A in the East Riding Local Plan Allocations Document which was adopted in July 2016.

Subsequently outline planning consent was granted for the site on 16th October 2017 under DC/17/02592/STOUT/STRAT. Copy of the layout used for the application, which was indicative only, is shown opposite. Full details of access to the site was approved in accordance with Plan HUD.D.2016.01 102, copy of which is available by request.

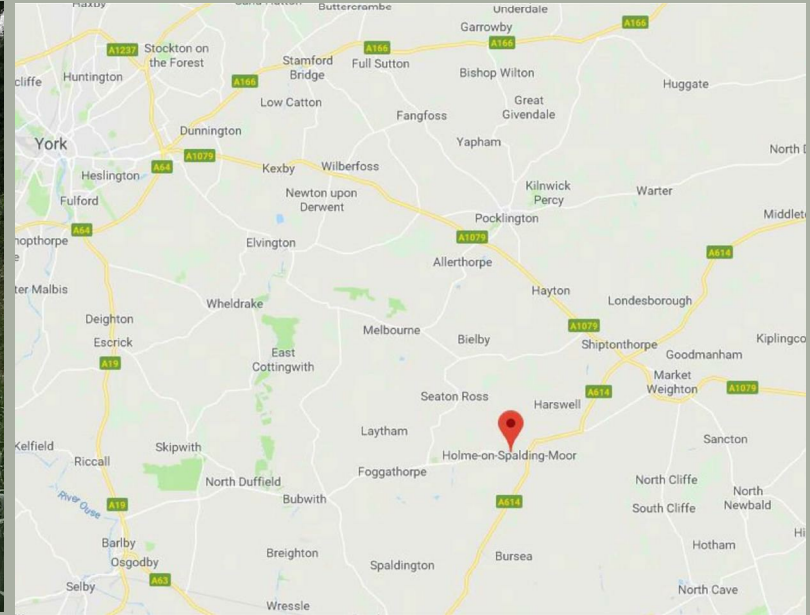
The layout plan indicates a development of 52 units of which 25% would need to be affordable.

VIEWING

The site may be viewed at any reasonable time subject to arrangement with the selling agent and subject to being in possession of these particulars.

METHOD OF SALE

The property is offered For Sale by Private Treaty and the Vendor is prepared to consider offers on a Subject to Planning basis and for a Phased Development if required.



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

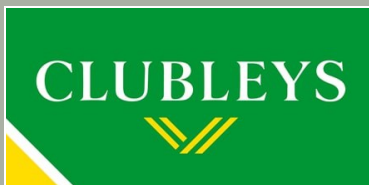
FREE VALUATIONS FOR SALE

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.