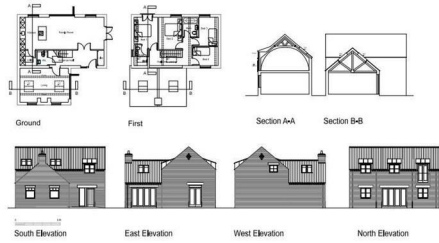
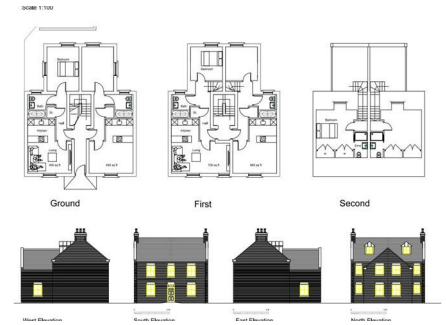
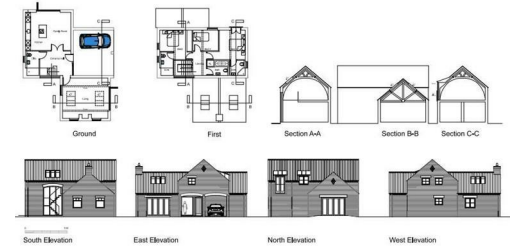


PLOT 1 AS PROPOSED
Scale 1:100



PLOT 2 AS PROPOSED
Scale 1:100



Offers Over £400,000

Park Row

Beast Fair

Snaithe | Goole | DN14 9JQ

Beast Fair

Snaith | Goole | DN14 9JQ

Planning Reference Number

East Riding of Yorkshire Council

Planning Reference Number: 21/01953/PLF

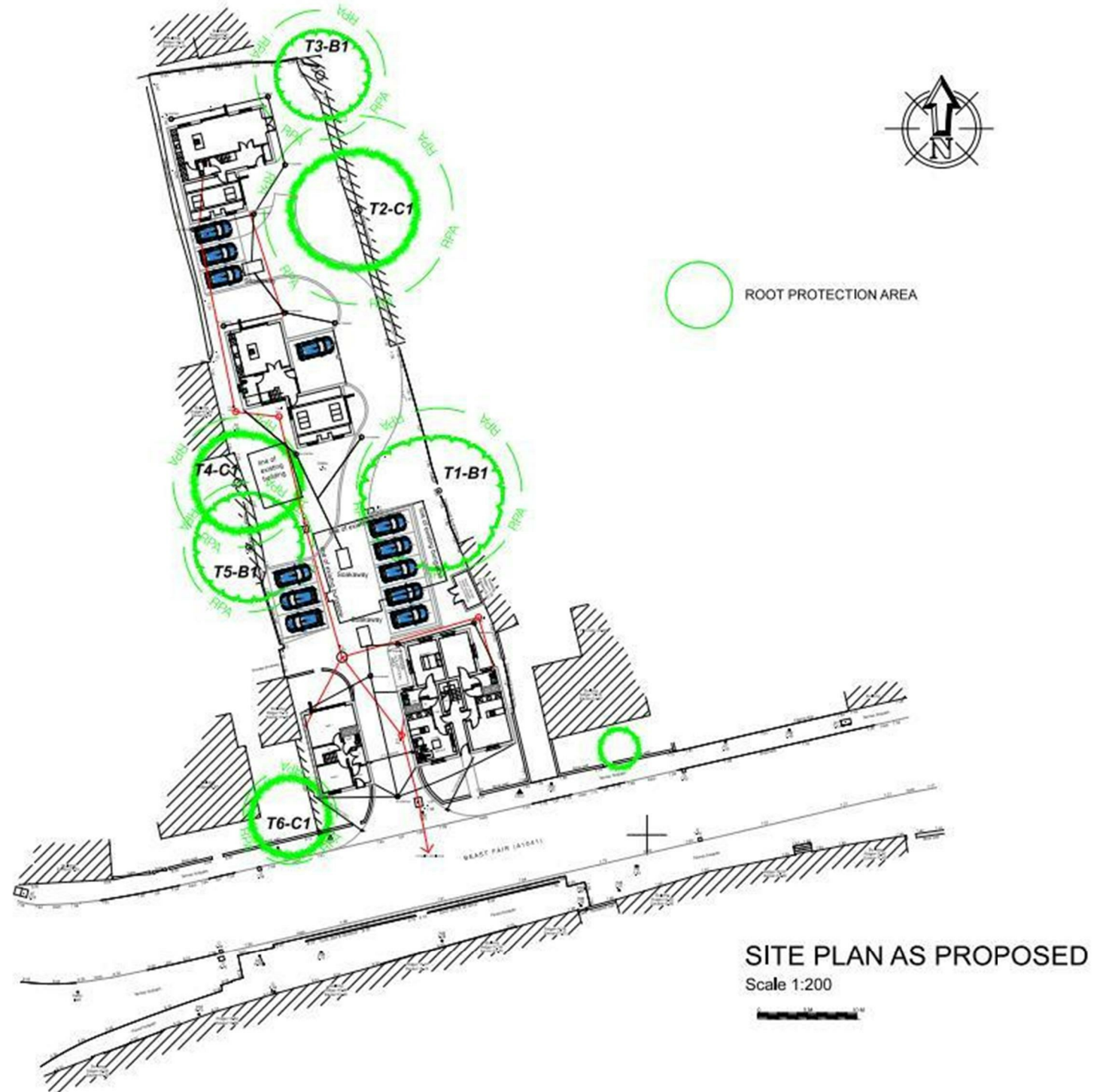


**** PLOTS WITH FULL PLANNING CONSENT ** DESIRABLE VILLAGE LOCATION ** CLOSE TO AMENITIES****
Situating in Snaith, these plots have planning permission passed for the development of three detached houses and a block of four apartments. The plans are available to view under East Riding of Yorkshire Council's website. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL OF THE PLOT ON OFFER. RING US 7 DAYS A WEEK TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



Site Plan

The proposed site allows for a total of four dwellings. Three Detached Houses and an Apartment Block.



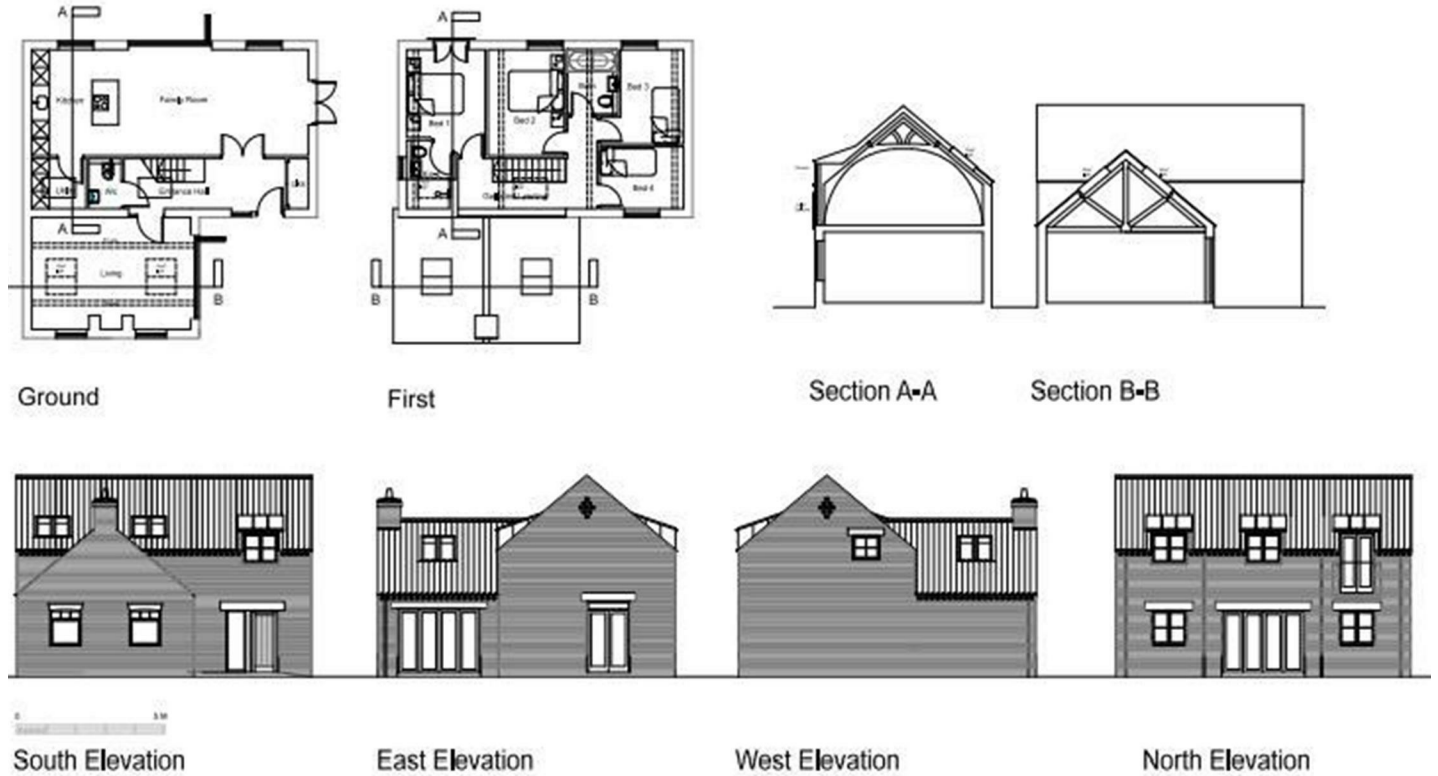


Detached Dwellings - Plot 1

A four-bedroom, Detached dwelling briefly comprising of: Entrance Hall, Ground Floor W.C, Open Plan Living Kitchen Diner, Utility and Living Room. To the First Floor: Galleried Landing, Master Bedroom with En-Suite, a further three Bedrooms and Family Bathroom. Property will also benefit from off-street parking.

PLOT 1 AS PROPOSED

Scale 1:100



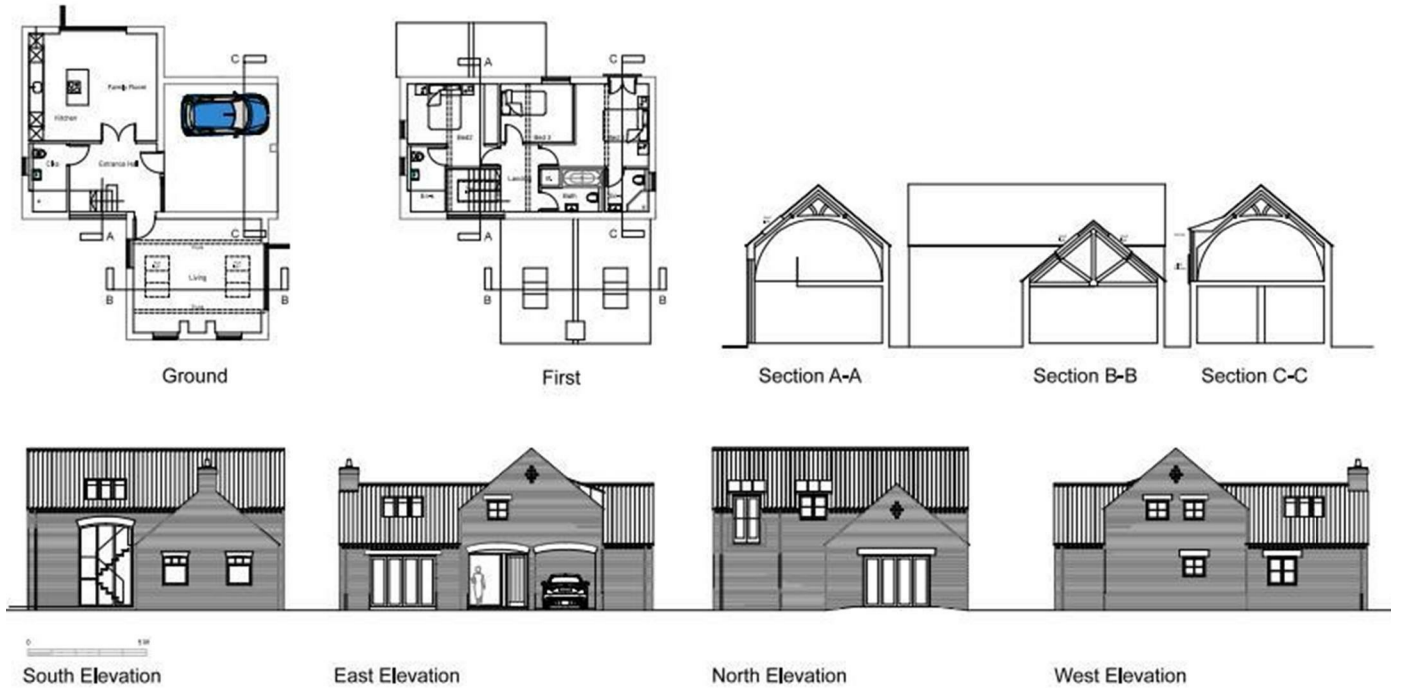


Detached Dwellings - Plot 2

A three-bedroom, Detached dwelling briefly comprising of: Entrance Hall, Ground Floor Shower Room, Open Plan Living Kitchen Diner and Living Room. To the First Floor: Landing, three Bedrooms; two with En-Suites, and Family Bathroom. Property will also benefit from off-street parking.

PLOT 2 AS PROPOSED

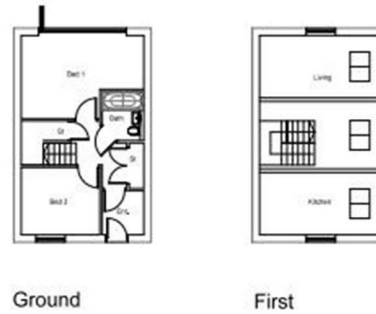
Scale 1:100





Detached Dwellings - Detached House

A two-bedroom, Detached dwelling briefly comprising of: Entrance Hall, two Bedrooms and a Bathroom. To the First Floor: Landing, Living Room and Kitchen Diner.



Detached House
Scale 1:100

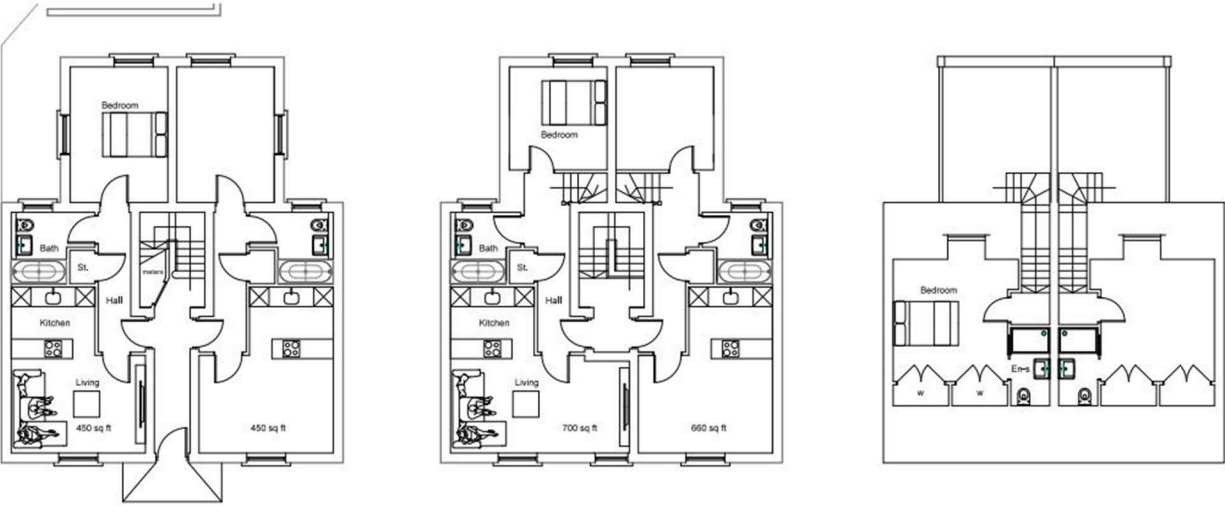
APARTMENTS AS PROPOSED

Scale 1:100

Apartment Block

A composition of four apartments. Two One-Bedroom Ground Floor Apartments comprising of: Entrance Hall, Living Kitchen Diner, Bedroom and Family Bathroom.

Further two, Two-Bedroom First Floor Apartments comprising of: Entrance Hall, Living Kitchen Diner, Bedroom and Family Bathroom. To the Second Floor is an additional Bedroom with an En-Suite.



Ground

First

Second



West Elevation

South Elevation

East Elevation

North Elevation

Park Row



Directions

Leave the Selby office and head towards the Abbey and turn right at the traffic lights onto the A1041 Bawtry Road, proceeding along this road passing through the villages of Camblesforth and Carlton and this road will take you into Snaith. Take the first exit at the mini roundabout onto Beast Fair and the plot is on the left hand side.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up

repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



T 01757 241124
W www.parkrow.co.uk

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selby@parkrow.co.uk