

## Manor Farm High Street

Barmby-On-The-Marsh, DN14 7HU

Offers In The Region Of  
**£470,000**



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, Barmby-On-The-Marsh, DN14 7HU

## Offers In The Region Of £470,000



- Excellent development site
- Detailed planning consent
- Consent for 4-bed & 3-bed dwellings
- Mains water, drainage & electricity
- Village location
- Details available in online portal
- East Riding Planning portal:
- Decision number 22/01431/PLF
- Was £500,000 - NOW OIRO £470,000
- Paddock

We are pleased to offer a first class development opportunity in a desirable village setting. The site currently comprises; Detached Farm House and large detached brick barn with large garden behind. Planning has been granted to demolish the Farmhouse (if required), complete renovation of the large brick barn, and planning approved for the creation of TWO detached dwellings.

Please contact the Agent for viewing details.

### Planning

Detailed planning consent has been granted for: Erection of replacement dwelling following demolition of existing farmhouse, erection of 2 detached dwellings, and conversion of existing barn to form a dwelling, with associated access, parking and infrastructure (revised scheme of 21/03313/PLF).

Visit East Riding Planning public access portal:

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/>

Decision number 22/01431/PLF

### Manor Farmhouse

Four Bed.

### The Barn

Four Bed.

### Plot One

Four Bed.

### Plot Two

Three Bed.

### Services

The site is connected to the mains drainage system as with the electric and water supply. Prospective purchases are advised to satisfy themselves that the appropriate connections can be made:

LOCAL AUTHORITY - East Riding of Yorkshire council

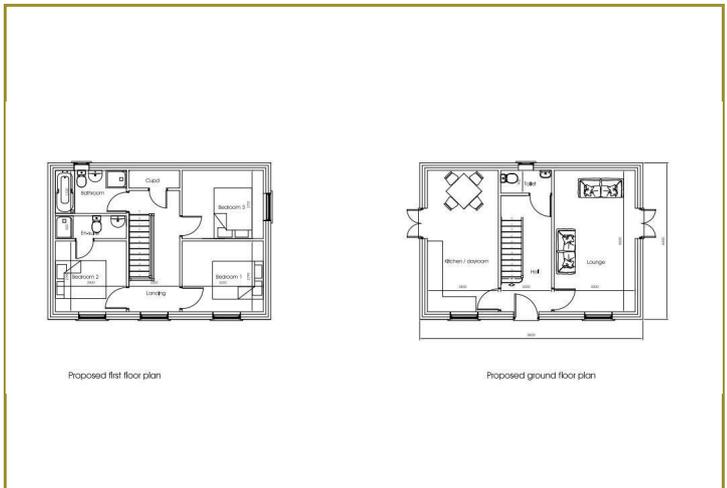
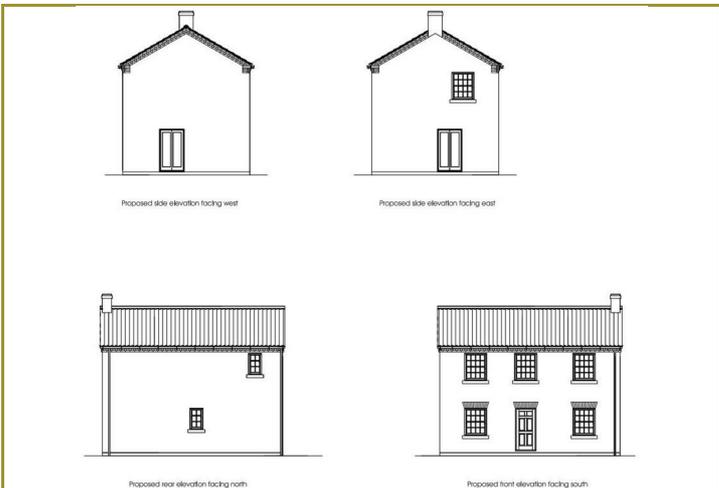
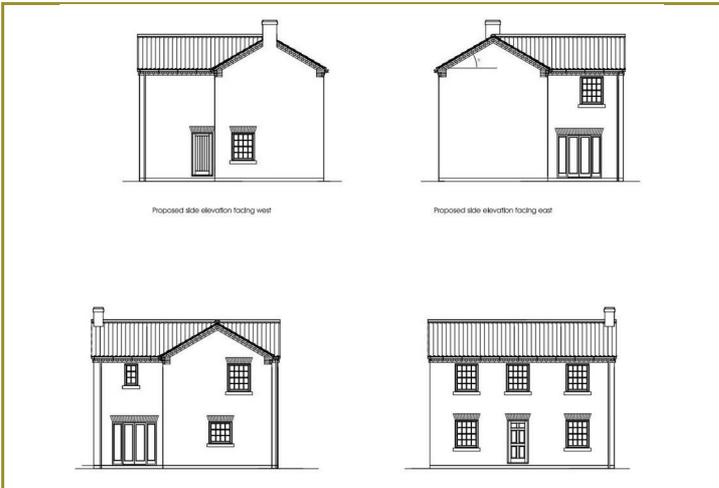
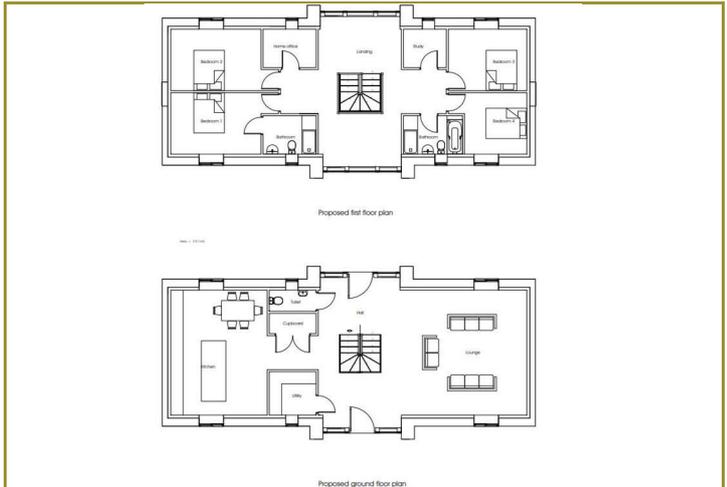
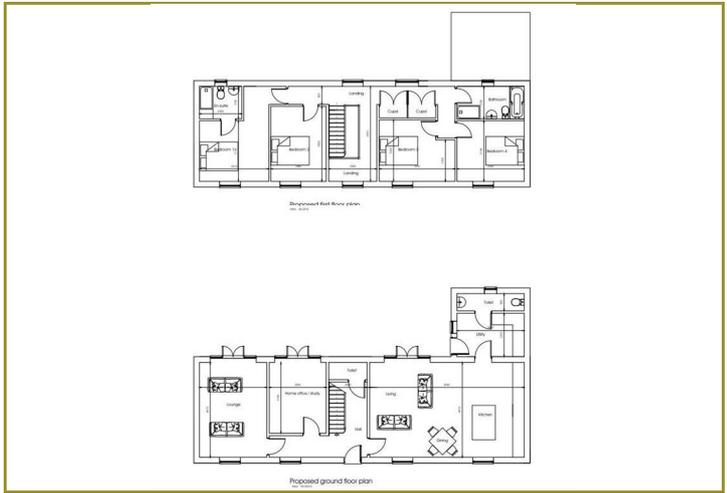
FOUL DRAINAGE AND WATER - Yorkshire Water Services

HIGHWAYS - North Yorkshire County Council

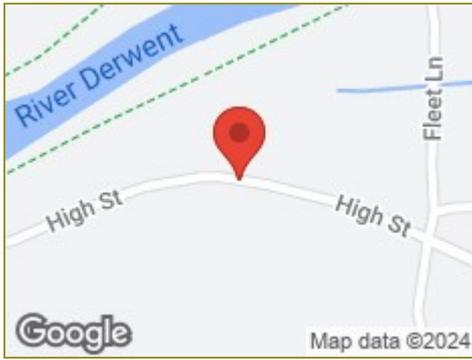
### Location

Barmby on the Marsh is a village and civil parish in the East Riding of Yorkshire. It is situated approximately 4 miles West of the market town of Howden and 4 miles East of the M62. It lies at the end of a long no through road close to the River Ouse and Derwent. Local amenities include a primary school, village pub and institute hall where regular local events are held.

**Tel: 01757 709457**



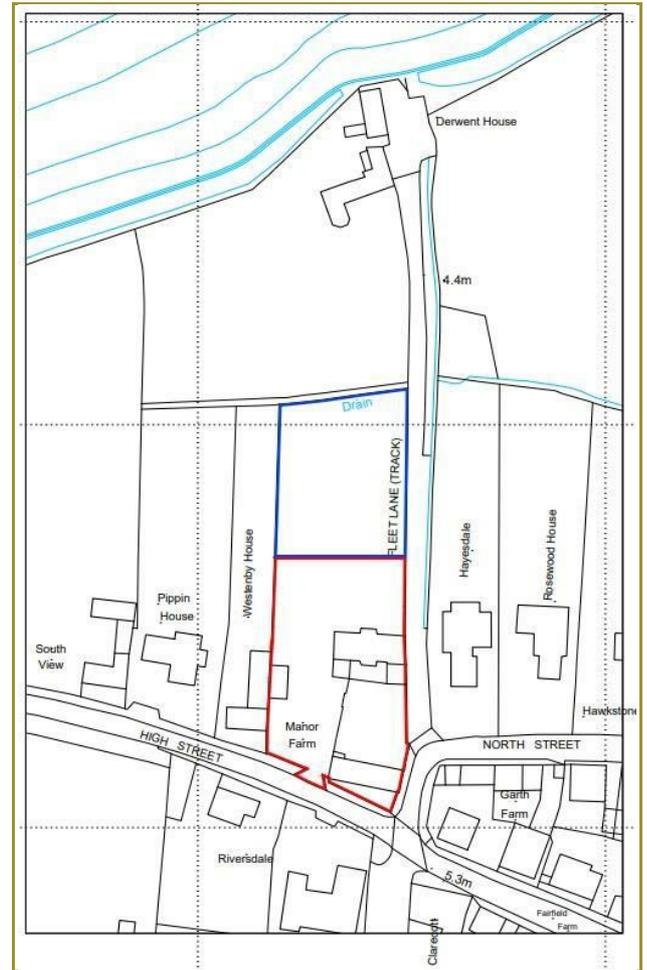
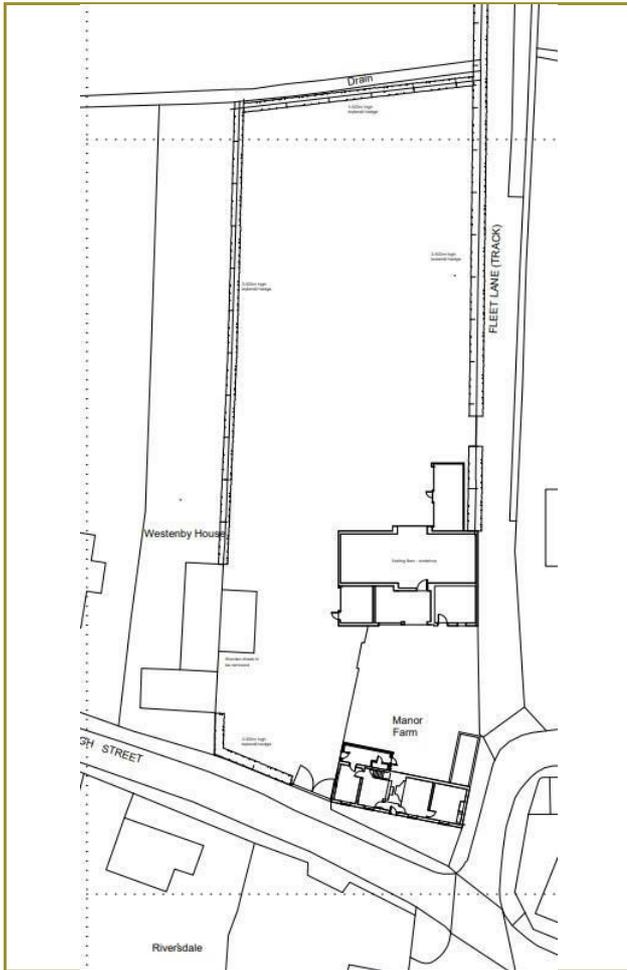
## Road Map



## Hybrid Map



## Terrain Map



## Viewing

Please contact our Selby Office on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

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