



## Development Opportunity Barff Lane (Garage)

Brayton, YO8 9ET

Offers In The Region Of £700,000



\*\* PRIME RESIDENTIAL DEVELOPMENT SITE \*\* Doncaster Road and Barff Lane, Brayton, Selby. YO8



**Further Development Information**

The Site: Consists of the detached cottage known as Ivy Cottage which fronts Doncaster Road, together with an existing accessway to the side which serves the land at the rear, along with the commercial premises at 5A Barff Lane.

Services: It is understood that all main services are available to the site. However all interested parties must make their own thorough enquires with the relevant authorities, in regards to the points for connection and subsequent costs.

Roadway: The road fronting the site of Barff Lane and Doncaster Road are made up and taken over by the Local Highway Authority

Right of Way: The site has the benefit of a vehicular right of way from Barff Lane over the land 'hatched' on the reference plan, which belongs to 5 Barff Lane.

Planning Permission: The site has the benefit of Outline Planning Permission (all matters reserved) for a Residential Development following demolition of existing commercial premises (Garage Repairs) and dwelling being Decision No: 2020/0397/OUT granted by Selby District Council on 15th June 2020.

**ABOUT BRAYTON:**

The highest point locally is "Brayton Barff", standing 150 feet above sea level, it is popular with bird watchers, nature lovers and dog walkers alike, as is Selby Canal - Selby Canal is a quiet backwater from the Aire & Calder Navigation, providing a peaceful setting for boating, walking and cycling.

**EATING & DRINKING**

On Doncaster Road there are two pubs: The Grey Horse and Swan Inn for food and drink.

**SHOPPING**

The village is serviced by a Tesco Express and the fabulous Dawson Butchers - arguably the best meat and pies around. There is also a post office and Barnardo's Charity Shop on the A19 bypass that runs through Brayton.

In 2000, Brayton Community Centre replaced the old village hall and has a number of groups and facilities for everyone to enjoy, while the highly regarded Selby Golf Club (founded in 1907) is a beautiful par 71 course, built on sand-based; well drained land, making the course playable all year round.

**Schools/Education/Playgroups:**

From Pre School to High School, Brayton offers education and toddler groups for all ages from 0 - 16 years

**Equestrian Enthusiasts:**

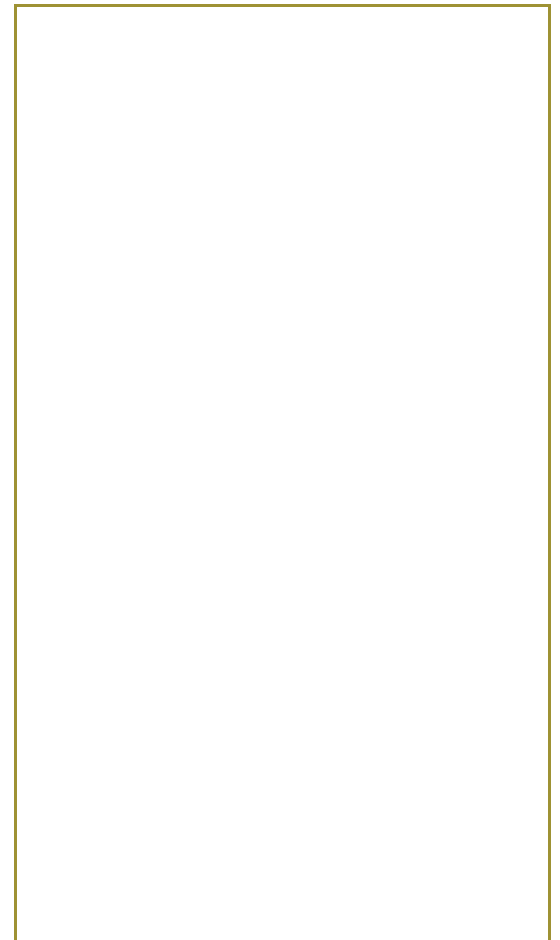
Mill Lane Stables are based at Brayton, Selby. Offering such facilities as livery, indoor and outdoor arenas, off-road riding, seasonal equestrian shows, ridden, in hand and hunter trials.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

