



## Equestrian Land Mill Lane, Barlow, YO8 8EY

### Offers Over £150,000

**\*\* c11.5 acres FOR SALE\*\***

FREEHOLD - For sale with Planning Consent for Change of Use to Equestrian. c11.5 acres of grazing Land.

This fabulous Equestrian opportunity lies to the South of Barlow which is situated about 2 miles from Selby Town Centre, currently one open space; this opportunity would make ideal separate paddocks / grazing space for horses and ponies.

The field is pretty level with excellent drainage and a dyke running through the middle, along with an excellent and well constructed access road offering parking and turning for a horse box or similar, the little bridge over is weight bearing as appropriate.

Viewings: All enquires direct to Maryanne Smith here in the Selby office. All viewings must be accompanied.

A Planning Consent under 2021/0071/FUL provides for the change of use for equestrian purposes and new access.

North Yorkshire Planning Department at - Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU.

- Equestrian Grazing Land
- Land Seems Free From Draining
- On The Edge of This Semi Rural Village
- Hard Surfaced Road Entrance in Situ
- Land is accessed from Mill Lane by its own hard surfaced track
- Nearby Post Code YO8 8EY
- Quality Grazing Land
- Good Access to The A1041 and Further to the M62
- Boundary Mix of Hedges and Trees

