





Brier Lane, Newland, Selby
Offers Over £180,000

An exceptional opportunity to acquire a prime residential building plot in a highly sought-after rural village, home to fewer than 300 residents. Nestled amidst open countryside and only 15 minutes from Selby, the location offers the perfect balance of peaceful village living and convenient access to nearby towns and transport links.

Planning & Design
Planning permission has been granted for a striking, architect-designed family home of approximately 4,000 sq.ft. The brief was to create a truly impressive residence that showcases modern architecture and high-quality materials, while also offering functionality and luxury throughout.

The proposed accommodation is arranged traditionally over two floors, with the ground floor designed around a substantial open-plan living area – ideal for family life and entertaining – complemented by a separate formal sitting room and a dedicated games room.

Upstairs, the design centres around a dramatic galleried landing that sets the tone for luxury living. The first floor provides five generously proportioned double bedrooms, each with its own private en-suite, offering outstanding comfort and practicality for family life or guests.

Offers are invited for the Freehold Interest in the site, subject to contract. Plans and the decision notice are available from the selling agent or can be downloaded from the North Yorkshire Council planning portal site.

Services & Costs
Mains water and electricity connections are the responsibility of the purchaser(s); these will need to be brought to the property from the roadside.
There are currently no connected services to the land.
The heating has been designed to use an air source heat pump, offering sustainable and efficient heating.
A private sewerage treatment plant is required as part of the design.

Local Authority
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

FOUL DRAINAGE AND WATER
Yorkshire Water Services
PO Box 52
Bradford, BD3 7YD
Tel: 0345 1208 482

HIGHWAYS
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

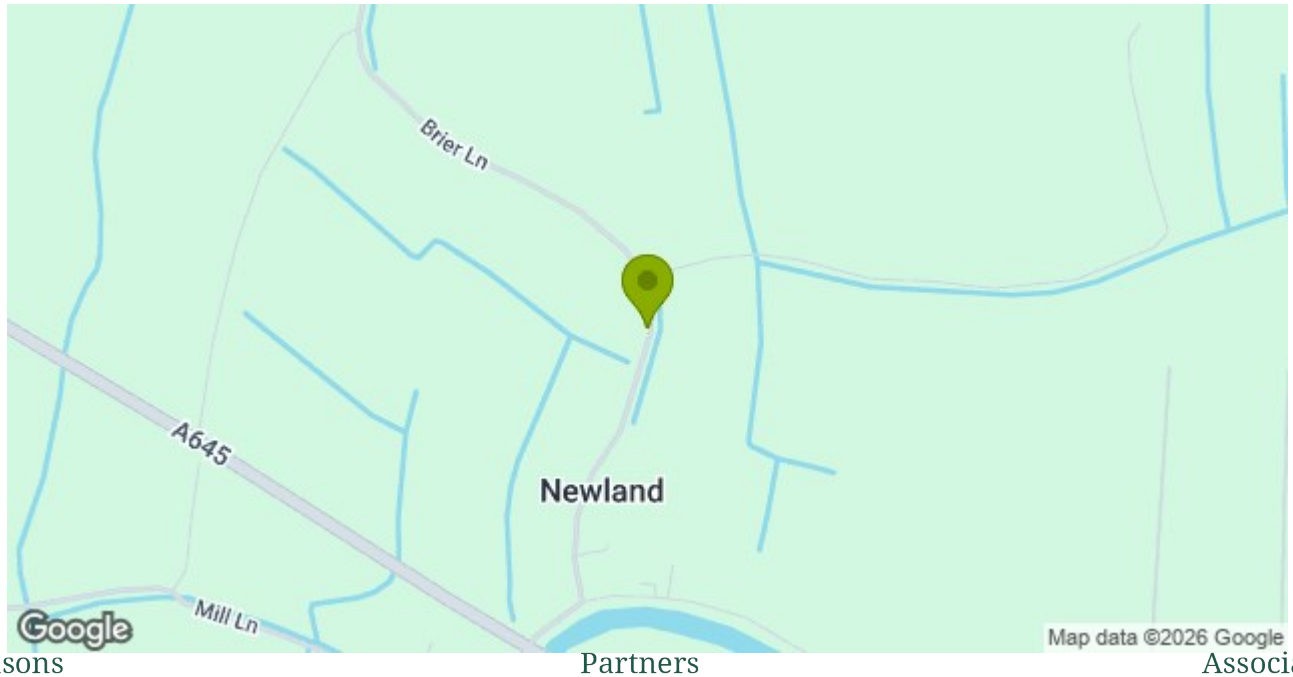
Community Infrastructure Levy (CIL)
The purchaser(s) will be liable for the Community Infrastructure Levy (CIL), which has been calculated by North Yorkshire County Council as £21,597.42.

However, self-build projects may be eligible for CIL exemption if certain criteria are met. To qualify, the purchaser must be building or commissioning their own home and intend to occupy it as their main residence for a minimum of three years post-completion. Appropriate documentation and evidence must be submitted to the local authority before and after construction to confirm eligibility for the exemption.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.



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R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence