Development Land Coupland Mews
Selby YO8 3AQ

Asking Price £500,000

FREEHOLD

An opportunity has arisen to acquire this prime development site located off Coupland Mews within the town of Selby. The land has the benefit of full planning consent for the erection of 9 dwellings, offering a mixture of 2 & 3 bedroom mews and semi detached properties, all with parking. The site extends as a whole to 0.44 of an acre. THE PURCHASE WILL BE SUBJECT TO VAT

EPC:

• PRIME DEVELOPMENT LAND • Extending to approx 0.44 Acres • Located off Coupland Mews within the town of Selby

Details

• Situation

The land is situated off Coupland Mews, a quiet, established residential area within the Selby West ward, serving as an exceptionally well-connected neighbourhood just a short walk from the historic town centre of Selby.

• Description

The land, which extends to approximately 0.3 acres (0.121 hectares), has the benefit of Reserved matters application including layout, scale, appearance and landscaping of approval 2021/0648/OUT Outline application for erection of 9no. dwellings including means of access (all other matters reserved), and is edged red on the accompanying plan for identification purposes.

Intending purchasers can view further details on the North Yorkshire council planning portal. Full plans, elevation and layout plans, notice of decision and all other relevant information.

GENERAL REMARKS

• VAT

Prospective purchaser should note that VAT will be payable on the purchase price.

• Tenure

It is understood that the tenure of the land is freehold. We have not inspected the deeds and have to assume for the purpose of these particulars that the deeds do not contain any onerous or restrictive covenants, which would affect the sale of the land.

• Possession

The land is being offered for sale with vacant possession upon completion.

• Wayleaves, Easement & Rights of Way

The land is sold subject to and with the benefit of all existing rights of way, water, light, drainage and all other easements affecting the land whether mentioned in these particulars or not together with all wayleaves for poles, stays, cables, pylons, water, gas and other pipes.

• Minerals

The mineral rights are included in the sale.

• Deductions

The buyer will not make any claim for deductions or dilapidations whatsoever.

• Viewing

Viewing strictly by appointment with the agents.

• Contaminated Land

The seller is not aware of this land having been filled with any

• Full planning consent for 9 dwellings with parking • Mix of Mews/semi-detached 2 & 3 bedroom homes • VAT IS PAYABLE ON THE PURCHASE PRICE

contaminated matter referred to in the Environmental Protection Act 1990. The Seller does not give any warranty or guarantee in this respect and advises the Buyer to make such enquiries and investigations which may be necessary to satisfy themselves that none of the land is so filled.

• Plans & Particulars

The plans and particulars and advertisements in connection with this sale have been prepared in good faith for the benefit of the intending purchaser. Neither the Vendor nor his Agent accepts any liability for their accuracy whatsoever.

All plans are for identification purpose only, and are not to scale. The plans have been reproduced with the sanction of HMSO under licence number 10000476. Crown copyright reserved.

• Local Authorities

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD
Tel: 0300 131 2 131

Ministry of Agriculture Fisheries & Food, Government Buildings, Crosby Road, Northallerton, North Yorkshire, DL6 1AD
Tel: (01609) 773751

• Services

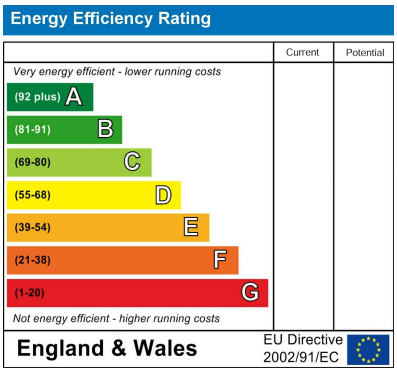
Prospective purchasers can make the relevant enquiries from the following utility companies with regard to the services available.

Yorkshire Water Services (New Supplies & Enquiries), Broadacre House, Vicar Lane, Bradford, West Yorkshire, BD1 5RQ.

Yorkshire Electricity (New Supplies), Supply Line (Yorkshire Electric), P O Box 161, 161 Gelderd Road, Leeds, LS1 1QZ

• Misrepresentation Act 1967

1. The Agents acting for the Vendor of the land give notice that none of the statements in these particulars as to the land are to be relied upon as a statement of representation of fact. Sales particulars and plans are for reference only and any error or omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action of law.
2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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