



Prime Development Opportunity  
Canal Road, Selby, YO8 8AG

**Price Guide £650,000**  
**Offers Invited**

# Property Features

- Prime Development Opportunity
- Site extending to 0.56 Acres (0.23 Ha)
- Ideal for Residential or Commercial Project
- Edge of popular Market Town
- Mixed Residential and Commercial Location

## Full Description

### SITUATION

The thriving Market Town of Selby is located some 14 miles south of the Historic Walled City of York, some 20 miles east of the Cosmopolitan City of Leeds and both the A1M and M62 Motorways are within 7 miles.

Selby has a good selection of shops, amenities and recreational facilities together with excellent transport links to the major Business Centres from both Railway and Bus Stations in the Town.

The Site is situated on the southern side of Selby and is best approached from the Town Centre by taking the A1041 Park Street towards Carlton. After passing over the Railway Bridge take the first left turn into Canal Road where the Site will be found on the left handside.

### THE SITE

This consists of the Abscaff Premises comprising mainly Open Storage together with Office / Retail Building having Multiple Occupancy Living Accommodation over and Workshops at the rear.

The Site has frontage of approximately 160' (48,8m) to Canal Road, extends to approximately 0.56 Acres (0.23 Ha) or thereabouts and is edged red on the attached reference plan.

The Site is opposite the Selby Canal in a mixed Residential and Commercial Area where a number of successful developments of Apartments have recently been completed.

The area on the Site has been calculated from plans by using computerised Planimeter and a full Site Survey has not been undertaken.

### PLANNING

The Site is clearly shown within the Development Limits of Selby as defined by the latest Local Plan published by Selby District Council and is a Brownfield Site as defined by PPG3 and in our opinion, is ideal for a Residential or Commercial Development following the demolition of the existing buildings.

### SERVICES

It is understood that all mains services are available to the Site however it is recommended that interested parties should make their own enquiries with the Statutory Authorities as to points of connection and costs.

### ROADWAY

The roadway fronting the Site being Canal Road is made up and taken over by the Local Highway Authority.

## TENURE

The Tenure of the Site is taken as Freehold.

## VIEWING

Should you wish to inspect the Site, require additional information, or wish to discuss any points, please contact Stephen Townend on 01405 762557.

## MODE OF SALE

The Site is being offered For Sale by Private Treaty at a Price Guide of £650,000 - Offers Invited. Offers should be made by email to [sales@townendclegg.co.uk](mailto:sales@townendclegg.co.uk) and confirm how the Purchase is to be funded (Cash or Loan) together with any Conditions attached to the Offer.

## OFFER PROCEDURE

We would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

