

DEVELOPMENT LAND OFF THE GREEN, BARMBY MOOR



GUIDE PRICE £600,000

This represents a rare opportunity to acquire an exceptional site, in a particularly good location. Detailed planning consent has been granted for three detached houses and garages.

LOCATION

Barmby Moor is an attractive village, built around an extensive village green, overlooked by the Parish Church. For its size the village has good amenities including a shop/post office, primary school and playing fields. Less than two miles away is the market town of Pocklington, which provides a wide range of shops, services, sports facilities and schools at all levels. The nearby A1079 provides excellent access to both York and Hull. As can be seen from the aerial photograph the site is situated near the centre of the old village and the village green.

DESCRIPTION

The site is approximately 2,000 sq m, 0.5 acres and is accessed to the north of Westfield House. Detailed planning consent has been granted for the construction of three detached houses. Details of the planning consent, relevant plans and reports are available on the East Riding Planning Portal, using the link below.
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=documents&keyVal=RR3YIZBJL3F00>

TENURE

Freehold, with vacant possession given on completion.

SALE CONDITIONS

The purchaser will be required to erect a 2m high, close boarded fence along the boundary of Westfield House and the Site prior to the commencement of development.

BOUNDARIES

The vendor will only sell such an interest as he owns in the boundary fences, hedges, ditches etc.

SERVICES

We understand that all mains services are available in The Green, (the road in front of Westfield House) Interested parties should make their own enquiries.

VIEWING ARRANGEMENTS

The site is only open to inspection by prior appointment.

CONTAMINATED LAND

The vendors are not aware of any of the land having been filled with any contaminate matter referred to in the Environmental Protection Act 1990.

The vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

METHOD OF SALE

The property is being offered for sale by private treaty. Interested parties should register with the selling agents to ensure that they are advised of any changes to the sale process. As the site has detailed planning consent, preference will be given to unconditional offers.

DISCLAIMER

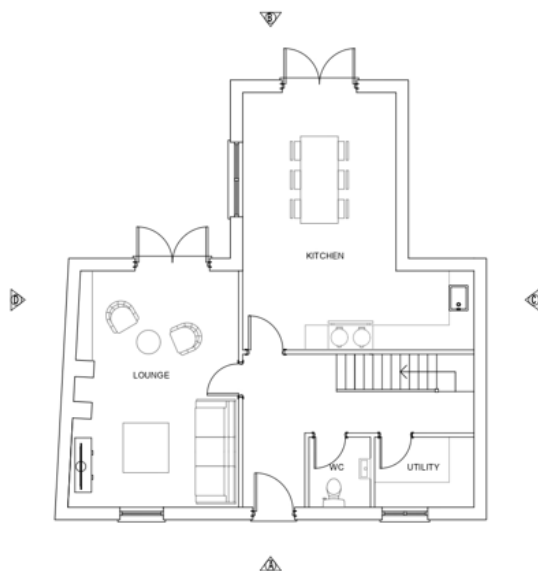
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

PLOT 1



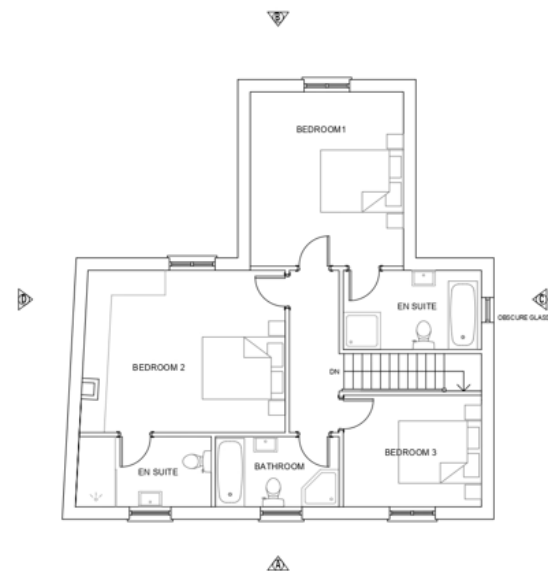
ELEVATION A

1:100



GROUND FLOOR

1:100



FIRST FLOOR

1:100

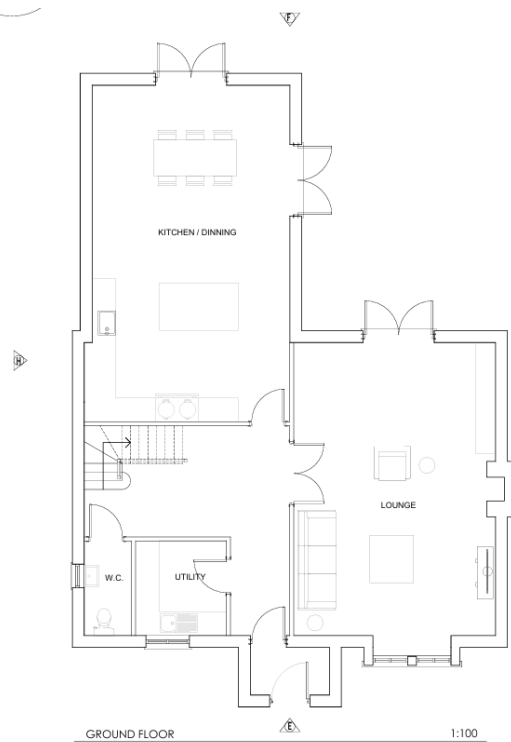
Estimated floor area 142 sq m (plan not to scale)

PLOT 2



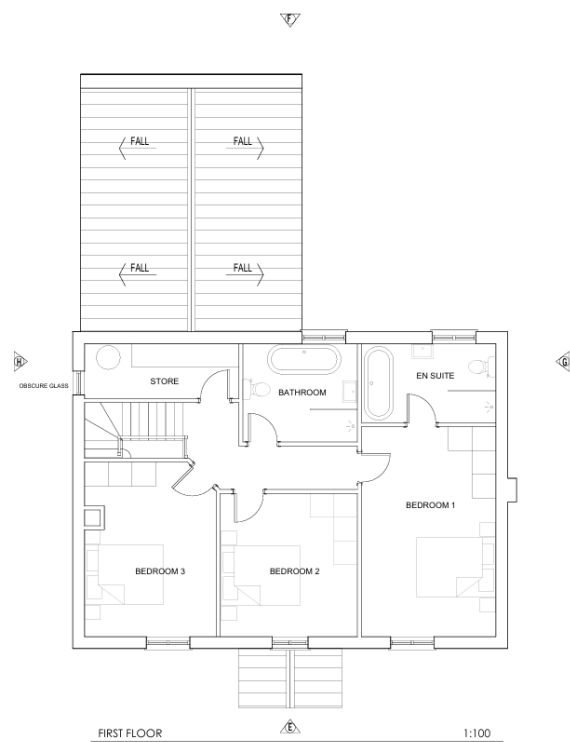
ELEVATION E

1:100



GROUND FLOOR

1:100



FIRST FLOOR

1:100

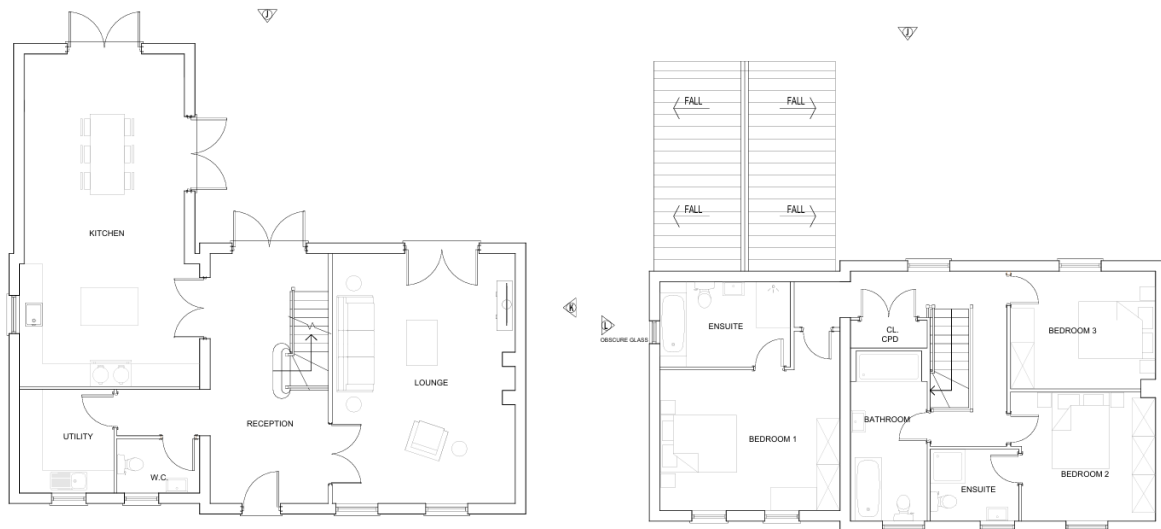
Estimated floor area 218 sq m (plan not to scale)

PLOT 3



ELEVATION I

1:100



Estimated floor area 208 sq m (plan not to scale)