



Prime Building Plot,
Sands, Lane, Osgodby, Nr, Selby, YO8 5HN

Asking Price Of £175,000

Property Features

- Prime Building Plot in sought after Village
- Extending to approximately 0.26 Acres (0.106 Ha)
- Consent for a 3 Bedroom, 2 Bathroom Dormer Bungalow
- Ideal Self Build Opportunity
- Would suit a larger Detached Dwelling



Full Description

INTRODUCTION

A rare opportunity to purchase a superb Building Plot extending to approximately 0.26 Acres (0.106 Ha) being situated in the sought after residential Village of Osgodby which is ideally placed for commuting to the Cities of York, Leeds and Hull.

The Plot has the benefit of Planning Permission for a spacious 3 Bedroom, 2 Bathroom Detached Dormer Bungalow with Double Garage but would also accommodate a larger Detached House subject to Planning and is an ideal Self Build Opportunity.



THE PLOT

This consists of a superb Building Plot extending to approximately 0.26 Acres (0.106 Ha) being situated in the sought after Residential Village of Osgodby which is some 3 miles to the North of the Market Town of Selby and ideally placed for commuting to the Cities of York, Leeds and Hull.

The Plot has a frontage of approximately 85' (25.9m) to Sands Lane, a maximum width of approximately 90' (27.4m), a depth of approximately 135' (41.1m), and is edged red on the attached Land Registry Plan NYK473185.



It should be noted that certain of the groundworks for the new dwelling have already been completed with part of the strip foundations to the garage of the approved property already laid and certified by Assent Building Control on the 8th June 2020.



PLANNING PERMISSION

The Plot has the benefit of Full Planning Permission for the erection of a single Detached Dormer Bungalow and Garage being Decision No 2017/0222/FUL granted by Selby District Council on the 13th June 2017 together with Discharge of Conditions Letter being Ref No 2020/0300/DOC granted by Selby District Council on 26th June 2020.

The Planning Permission gives Consent for the erection of a Spacious 3 Bedroom, 2 Bathroom Detached Dormer Bungalow with Double Garage.

Copies of the Decision Notices together with associated Plans can be obtained from the North Yorkshire Council Planning Portal or from the Selling Agents.

TREE PRESERVATION ORDER

The 2 mature Trees near to the front of the Site are protected under Tree Preservation Order 7/2004 granted by Selby District Council.

SERVICES

It is understood that all mains services are available to the Plot, however interested parties should make their own enquiries with the relevant Statutory Authorities regarding the points of connection and costs.

It should be noted that some of the Services serving the former Farmhouse beyond the Site cross the Land being Sold.

ROADWAY

The roadway to the front of the Plot being Sands Lane is made up and taken over by the local Highway Authority.

The Vehicular access to the Plot is shown to be from the new Estate Road which runs along the Western Boundary

VIEWING

The Plot can be viewed at any reasonable time upon receipt of the Sales Particulars or by prior appointment with our Goole Office on 01405 762557.

MODE OF SALE

The Plot is being offered For Sale by Private Treaty at an Asking Price of £175,000.

OFFER PROCEDURE

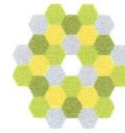
If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability 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.

ADDITIONAL INFORMATION

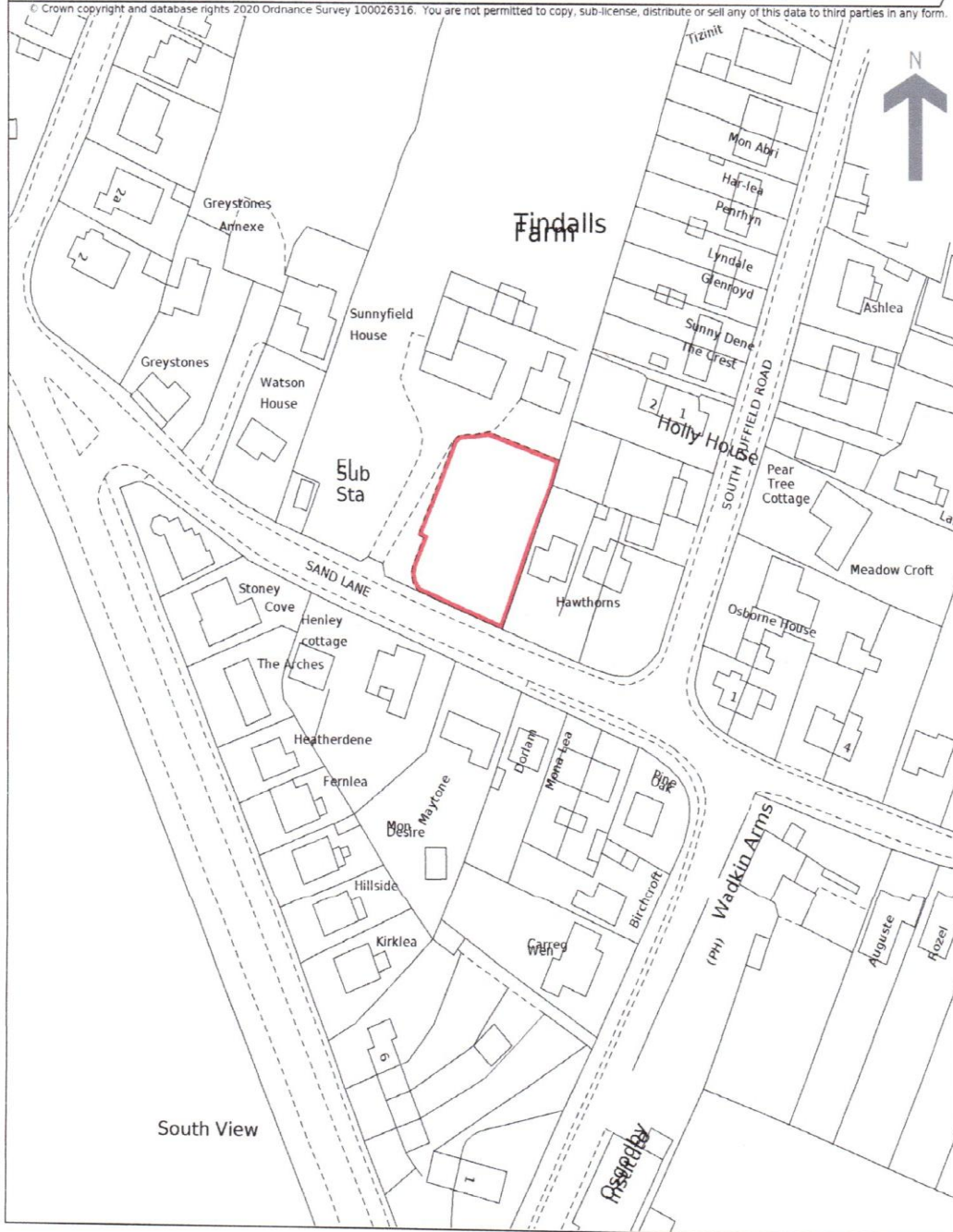
Should you require any Additional Information regarding the Plot please contact Stephen Townend on 01405 762557.

HM Land Registry
Official copy of
title plan

Title number **NYK473185**
Ordnance Survey map reference **SE6433NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Yorkshire : Selby**



© Crown copyright and database rights 2020 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



4 Belgravia,
Goole,
DN14 5BU

www.townenddegg.co.uk
sales@townenddegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements