



For Sale

An exceptional development site,
with planning consent for three
houses, in a particularly attractive
location

Development Site For Sale

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>

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.

Tenure

Freehold

Price

Guide price £500,000.

The vendors are prepared to consider offers for the two rear plots (2 and 3) and the reconfiguration of the access to allow the retention of more frontage with the existing house.

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.

VAT

Prices and rent, where quoted, are exclusive of VAT.

Viewing or Further Information

The site is only open to inspection by prior appointment

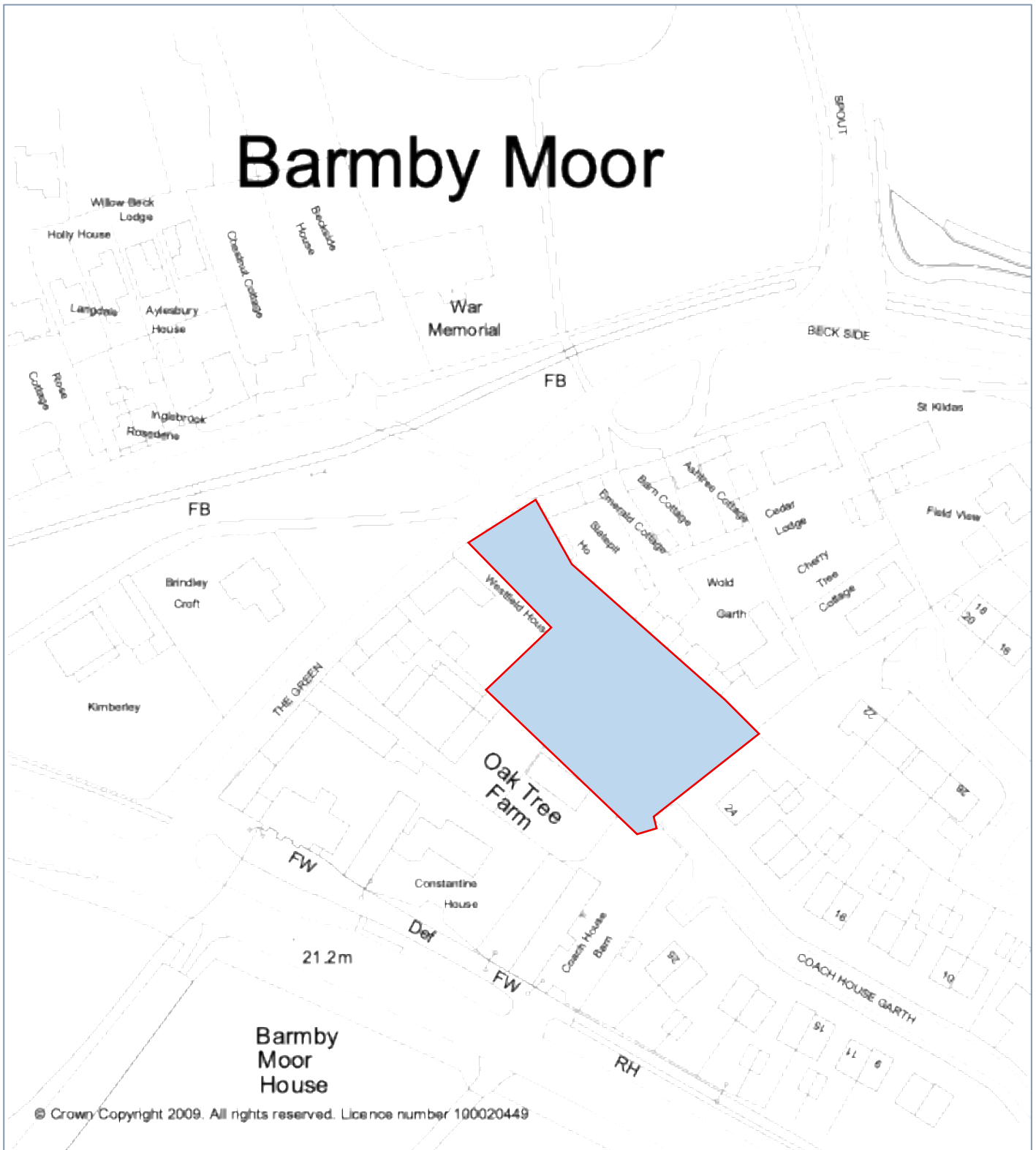
Contact John Burley 07949 154881

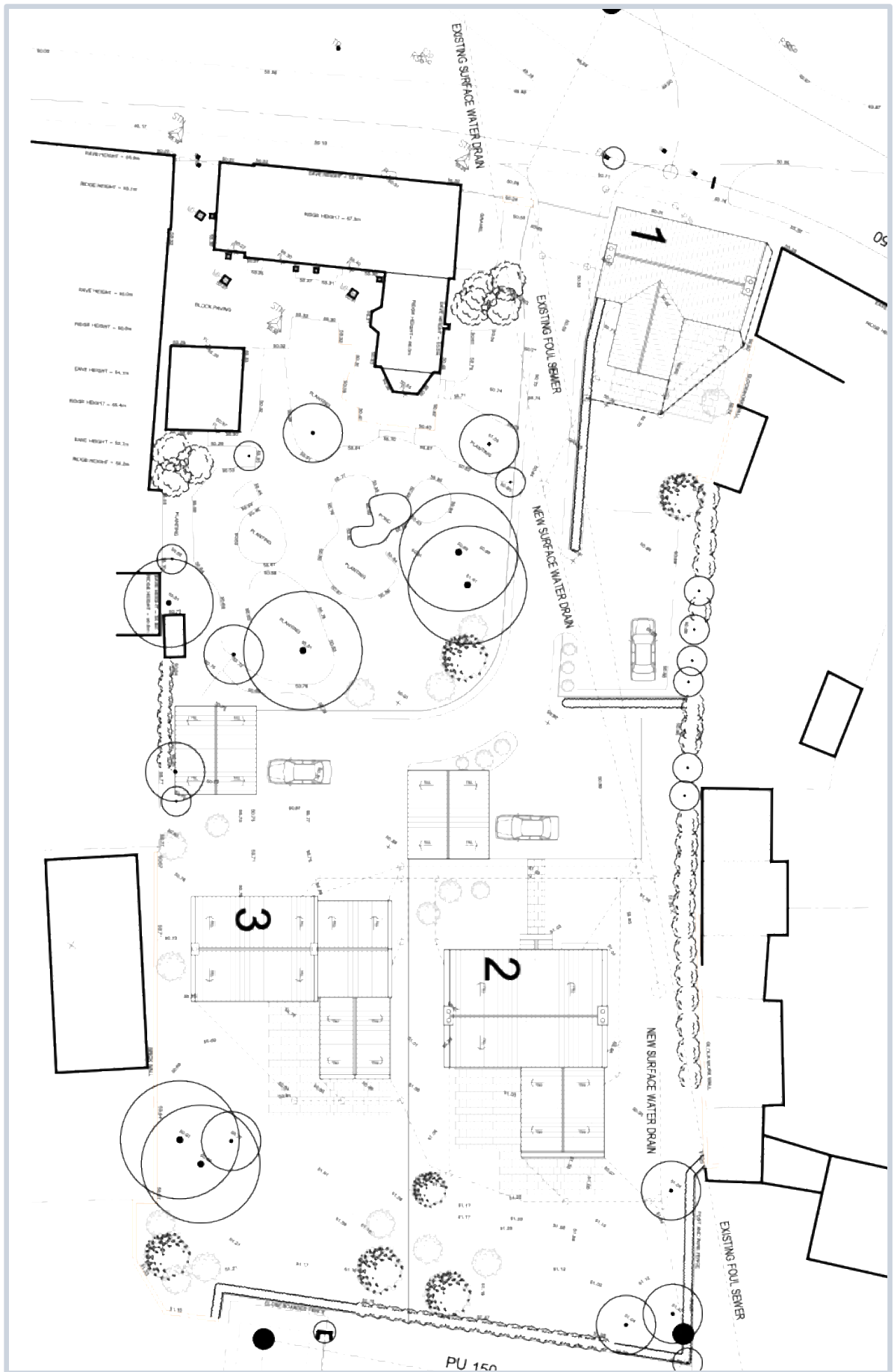
jburley@briggsburley.co.uk

or George Black 07562 656671

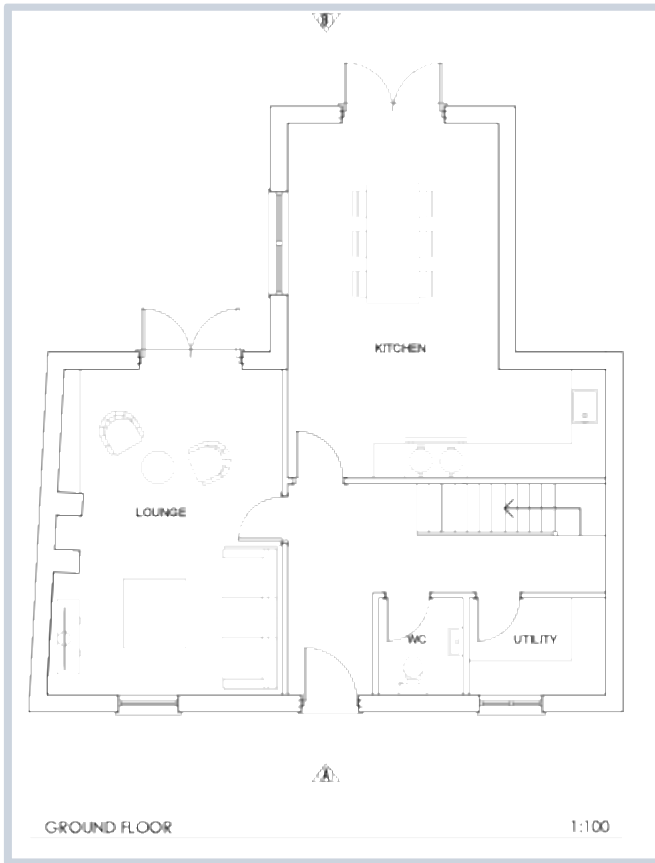
George.black@rmenglish.co.uk

Barmby Moor



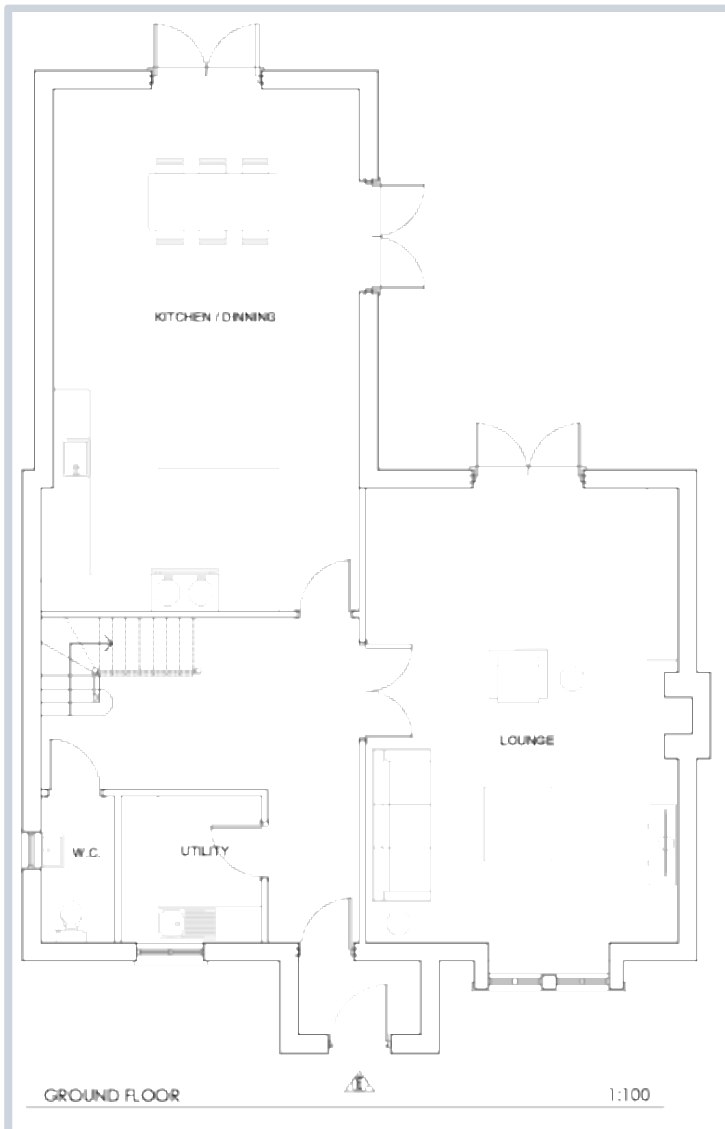


Plot One



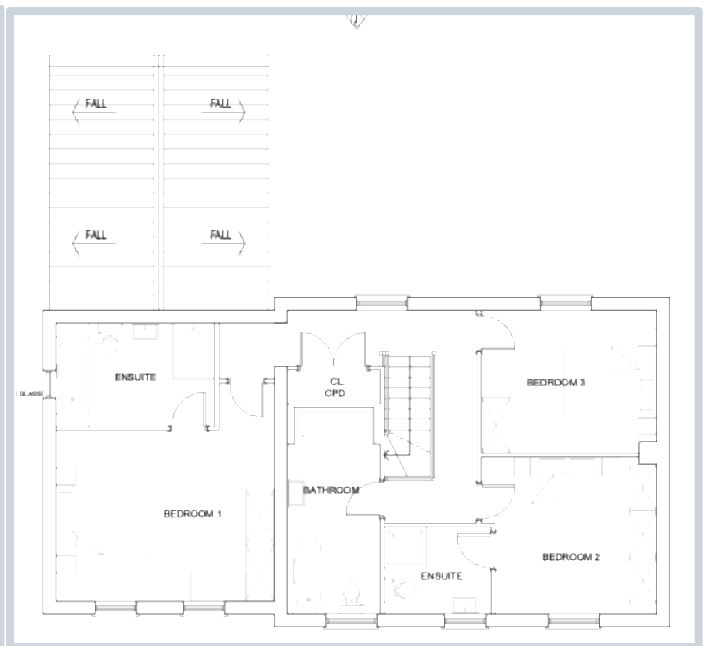
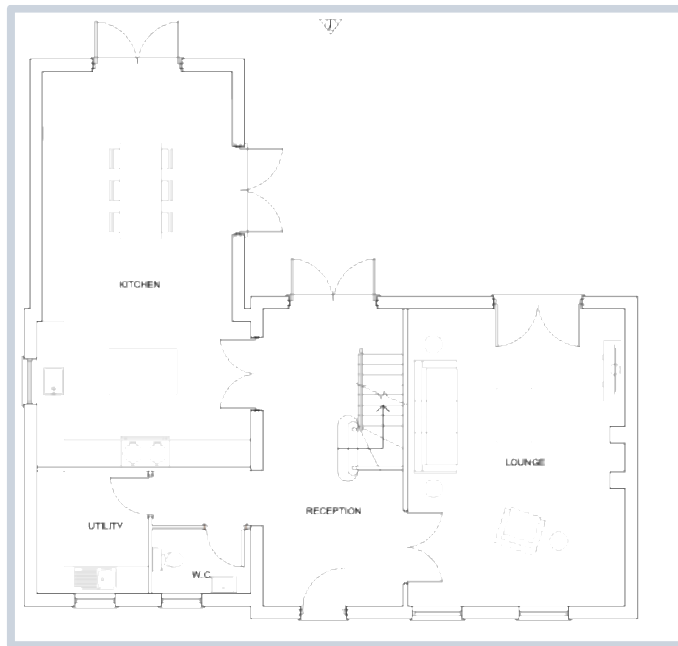
Estimated floor area 142 sq m (plan not to scale)

Plot 2



Estimated floor area 178 sq m (plan not to scale)

Plot 3



Estimated floor area 170 sq m (plan not to scale)