



Potential Building Plot

Park Lane, Barlow, Nr Selby, YO8 8EW

Asking Price Of £95,000

Property Features

- Potential Building Plot In Popular Rural Village
- Triangular Shaped Plot with Frontage of 85' (25.5m) & Depth of 120' (36.5m)
- All Services Readily Available
- Ideal Self Build Opportunity
- Ideally Placed for Selby, York & Leeds

Full Description

SITUATION

The popular residential village of Barlow is located just off the A1041 being some 3 miles south of the Market Town of Selby, ideally placed for commuting to York and Leeds, and is within 8 miles of J34 of the M62 Motorway.

The Plot is situated on the eastern edge of the Village, and is best approached from Selby by taking the a1041 towards Camblesforth, and after approximately 1 mile turn left towards Barlow. On entering the Village proceed along Park Road into Park Lane, where the Plot will be found on the left hand side clearly marked by one of our distinctive For Sale Boards.

THE PLOT

This consists of an overgrown triangular shaped Plot which has a frontage of approximately 85' (25.5m) to Park Lane, a depth of approximately 120' (36.5m), is adjoined by existing residential dwellings to the west and east and is edged Red on the Reference Plan.

PLANNING PERMISSION

The Plot does not have the benefit of a Planning Permission at the present time but is an "in fill Plot" clearly shown within the developable limits of the Village in the latest Planning Brief for Barlow published by Selby District Council.

The new individual properties to the east of the Plot have been granted Planning Permissions over the last 4 years, and therefore it is recommended that all interested parties should contact Selby District Council on 01757 701501 or info@selby.gov.uk to discuss the Planning Authorities requirements for the development of this Plot.

SERVICES

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

ROADWAY

The roadway fronting the Plot being Park Lane is made up and taken over by the Local Highway Authority.

TENURE

The tenure of the Plot is taken as Freehold.

CONDITIONS OF SALE

The Plot is being offered For Sale subject to the following conditions:-

1. A Contract Conditional upon the Purchaser receiving a satisfactory detailed Planning Consent is to be signed and Exchanged within 42 days of the Offer being accepted with a £2,500 non-refundable Deposit being paid.
2. The Purchaser is to lodge a detailed Planning Application at their own expense with the Selby District Council within 28 days of Exchange of the Conditional Contract.
3. The balance of the 10% Deposit will be paid by the Purchaser within 7 days of receipt of a satisfactory detailed Planning Consent and then the Sale will Complete within 14 days.

VIEWING

The Plot can be inspected at any reasonable time.

ADDITIONAL INFORMATION

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



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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