



Building Plot, Low Street
Carlton, Nr Goole, DN14 9PH

Offers In Region Of £85,000

Property Features

- Individual Building Plot in Centre of Popular Residential Village
- Frontage of 28' (8.5m) Rear width of 31' 3" (9.5m) Depth of 72' (22m)
- Outline Planning Consent for a Detached House with Car Parking Spaces
- Ideal Self Build Opportunity
- Ideally placed for the cities of York, Leeds & Hull & M62 Motorway

Full Description

SITUATION

The Land is situated centrally within the Village of Carlton and is approached from High Street (A1041) when travelling through the Village from Selby by taking a right turn down Church Lane and at the bottom turn right onto Low Street where the Plot will be found on the left hand side after 40 metres and is clearly marked by one of our distinctive For Sale Boards and is identified edged red on the attached Reference Plan.

THE PLOT

This has a frontage of 28' (8.5m) to Low Street widening to 31' 3" (9.5m) and a depth of 72' (22m) and extending in all to approximately 230 sq yards (194m²).

The Plot has the benefit of a Right of Way over the track to the left of the Plot being as cross hatched green on the Plan.

The Sale will be Subject to Visibility Spay Rights over the Land cross hatched blue on the Plan to meet the requirements of the Planning Consent in respect of the visibility splay and no structure, plant or tree above 0.5m must be placed or grown upon this area of land.

PLANNING PERMISSION

The Plot has the benefit of Outline Planning Consent for the erection of a Detached House and Car Parking space and is part of Consent No.2019/1072/OUT granted by the Selby District Council on the 12th March 2020.

A copy of the Consent can be obtained from the Agents or by visiting www.selby.gov.uk.

SERVICES

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

ROADWAYS

The roadway fronting the Plot being Low Street is an Adopted Public Highway. The access track to the side of the Plot is a Private access road and is to be owned by the land owner to the rear of the Plot. The Purchaser of the Plot is to have the benefit of a vehicular and pedestrian Right of Way over that part of the driveway crossed hatched green on the attached Reference plan. The Purchaser of the Plot shall be responsible for a one third share cost of the future maintenance of the area of the track cross hatched green on the attached Reference Plan.

VIEWING

The Plot may be inspected at any reasonable time upon receipt of these particulars.

PRICE

Offers in the Region of £85,000.

ADDITIONAL INFORMATION

Should you require any additional information or want to discuss any points further then please contact Michael 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