



1, 2 and 3 Hinsley Lane  
Carlton, DN14 9PE

**Price Guide £200,000 – Offers Invited**

# Property Features

- Development Opportunity
- 3 Derelict Cottages with great potential
- Part last used as Hairdressing Salon
- Popular rural Village twixt Goole & Selby
- Ideal for commuting to York, Leeds & Hull



## Full Description

### SITUATION

From Selby take the A1041 into Carlton. Proceed to the centre of the Village and after passing the Church take the second right turn into Hinsley Lane. The property will be found on the left hand side clearly marked by one of our distinctive For Sale Boards and is edged red on the attached Site Plan.

### THE PROPERTY

This consists of a Development Opportunity comprising 3 Derelict Cottages together with a piece of overgrown land to the side, being situated in the centre of the popular Village of Carlton located twixt the Towns of Goole and Selby and ideally placed for commuting to York, Leeds and Hull.

The Site has a frontage of approximately 75' (22.8m) to Hinsley Lane and a depth of approximately 35' (10.7m)

The property is ideal for renovation into 3 Cottages as originally built together with Off Street Parking on the Land to the side, or conversion into an Individual Dwelling subject to planning.

The Cottages may also have Commercial potential as part of the property was last used as a Hairdressing Salon.

### SERVICES

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

### ROADWAY

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

### VIEWING

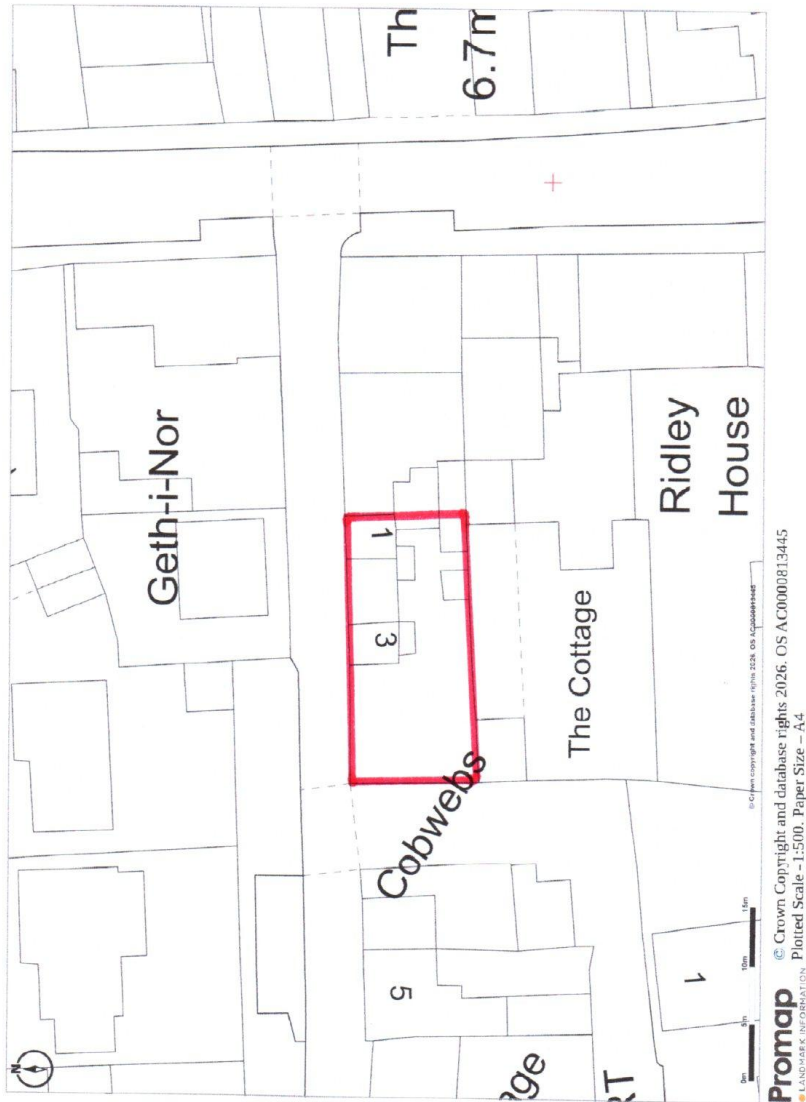
STRICTLY BY APPOINTMENT WITH THE AGENTS OFFICES.

### 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 Cottages please contact Stephen Townend on 01405 762557.



4 Belgravia,  
Goole,  
DN14 5BU

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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