



**Townend
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

Prime Building Plot

York Road, Cliffe, Nr Selby, YO8 6NU

Offers Over £145,000 are invited

Property Features

- Prime Building Plot in much sought after residential Village
- Frontage of 60' (18.3m) and Depth of 50' (15.2m)
- Consent for Individual 3 Bedroom, 2 Bathroom Detached Dwelling
- Ideal Self Build Opportunity
- Conveniently placed for commuting to York, Leeds & Hull

Full Description

SITUATION

From the popular Market Town of Howden take the A63 through the Village of Hemingbrough into Cliffe. On reaching Cliffe turn right into York Road and proceed over the railway line where the Plot will be found on the right handside clearly marked by one of our distinctive For Sale Boards.

THE PLOT

This consists of a Prime Building Plot being the former Site of the Detached Cottage known as "Viola Gardens" which has already been demolished, being situated in a much sought after location towards the edge of the popular residential Village of Cliffe, which is ideally placed for commuting to the cities of York, Leeds and Hull.

The Plot has a frontage of approximately 60' (18.3m) to York Road and a depth of approximately 50' (15.2m)

The Vendor has demolished and cleared the Detached Cottage originally on the Site and has also erected new fences to the side and rear boundaries.

PLANNING PERMISSION

The Plot has the benefit of full Planning Permission for the demolition of the existing dwelling and erection of a replacement dwelling being Decision No ZG2025/0437/FUL granted by the North Yorkshire Council on the 1st October 2025.

The Planning Permission gives consent for the erection of an Individual 3 Bedroom, 2 Bathroom Detached House with off street parking.

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

SERVICES

It is understood that mains drainage, water, gas and electricity 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.

ROADWAY

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

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

MODE OF SALE

The Plot is being offered For Sale by Private Treaty at an Asking Price of Offer Over £145,000.

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.

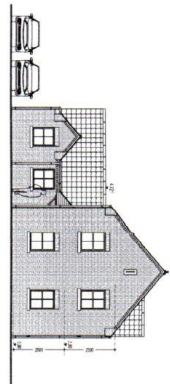
AMENDED DRAWING

Proposed	Current	Diff
1100 x 610	1100 x 610	0
Drawn by	Drawn by	0
W.H. 01/07/2022	W.H. 01/07/2022	0
Project:	Project:	0
TO BALE END RESIDENTIAL	TO BALE END RESIDENTIAL	0
DETACHED	DETACHED	0
YORK ROAD, GOOLE, YORKSHIRE, DN14 5BU	YORK ROAD, GOOLE, YORKSHIRE, DN14 5BU	0

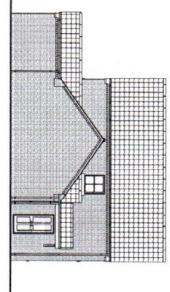
PROPOSED IMAGES - FACING YORK ROAD



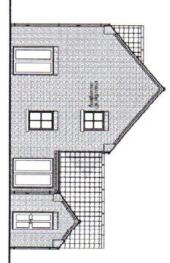
PROPOSED FRONT - WEST - ELEVATION



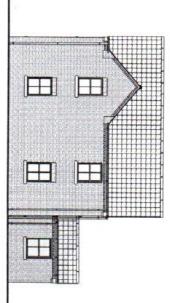
PROPOSED SIDE - NORTH - ELEVATION



PROPOSED REAR - EAST - ELEVATION



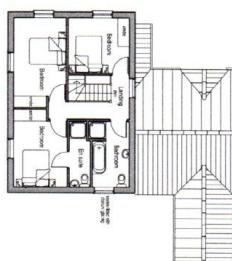
PROPOSED SIDE - SOUTH - ELEVATION



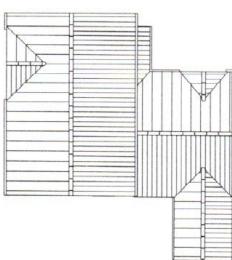
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED SITE PLAN



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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 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