OUTSTANDING RESIDENTIAL BUILDING PLOT WITH THE BENEFIT OF PLANNING PERMISSION

YORK ROAD
NORTH DUFFIELD
NORTH YORKSHIRE

A RARE OPPORTUNITY TO ACQUIRE A HIGH QUALITY PLOT WITH THE BENEFIT OF OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 1 DWELLING WITH GRASS PADDOCK TO REAR

IN ALL 0.58 ACRE OR THEREABOUTS FOR SALE BY PRIVATE TREATY
Building Plot at York Road, North Duffield

A choice building plot with grass paddock to rear which makes this ideal for those with equestrian interests. The total site area is approximately 2,350m² (0.58 acre) of which the front (south) part of the site has the benefit of the planning permission. The site is opposite the village Playing Field and has good access to Selby via the A163 road or to York via Escrick and the A19.

THE SITE
This is shown by red verge on the attached plan. The southern one third (approximately) has the benefit of the planning permission. It is approximately 18m wide and the site has an overall depth of circa 130m.

SERVICES
It is believed that mains services of water, foul drainage and electricity are available in York Road but prospective purchasers should satisfy themselves that connections are available by contacting the statutory authorities who are as follows:-

A  LOCAL AUTHORITY
Selby District Council
The Civic Centre
Doncaster Road
Selby
North Yorkshire YO8 9FT
Telephone: 01757 705101

B  FOUL WATER DRAINAGE
Yorkshire Water Services
PO Box 99
Bradford BD3 7YB
Telephone: 0800 138 5385

C  SURFACE WATER DRAINAGE
Ouse and Derwent Internal Drainage Board
Derwent House
Crockey Hill
York
YO19 4SR
Telephone: 01904 720785

D  WATER
Yorkshire Water Services
PO Box 99
Bradford BD3 7YB
Telephone: 0800 138 5385

E  HIGHWAYS
North Yorkshire County Council
County Hall
Northallerton DL7 8AD
Telephone: 01609 780780

Attention is drawn to Conditions Nos 5 and 6 with particular regard to surface water disposal. In this connection we would draw applicants to the planning references of the adjoining property (2015/1093/FUL and 2016/0301/DOC).

We note that there is a detailed drainage plan and calculations for a holding tank with discharge therefrom. It is believed that a similar scheme will be required for the subject site.

TENURE
We understand the tenure to be freehold although we have not inspected the title deeds or other documentary evidence. Vacant possession will be available on completion. The sale is subject to an overhead electric line crossing the site.

VIEWINGS
The site is readily visible and accessible.

LOCATION
From York take the A19 road south towards Selby. At Escrick take the first left signposted Skipwith. On reaching Skipwith village bear left for North Duffield. On reaching the village the site is on the left opposite the Playing Fields immediately adjoining a new dwelling under construction. There are metal gates into the site and a large oak tree close to the site frontage.

PLANNING
By decision number 2016/1514/OUT (8/13/278/PA) dated 16th June 2017, outline planning permission was granted for the erection of ONE DWELLING. A copy is attached as Appendix A but it may also be viewed on the planning portal of the Selby District Council Website.

MODE OF SALE
Offers are invited for the freehold of the site. Offers to purchase should be in a finite sum and ideally should be unconditional.

GUIDE PRICE
£150,000 - £200,000.
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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