



## Brier Lane, Newland, Selby Offers Over £225,000

An exceptional opportunity to acquire a prime residential building plot in a highly sought-after rural village, home to fewer than 300 residents. Nestled amidst open countryside and only 15 minutes from Selby, the location offers the perfect balance of peaceful village living and convenient access to nearby towns and transport links.

#### Planning & Design

Planning permission has been granted for a striking, architect-designed family home of approximately 4,000 sq.ft. The brief was to create a truly impressive residence that showcases modern architecture and high-quality materials, while also offering functionality and luxury throughout.

The proposed accommodation is arranged traditionally over two floors, with the ground floor designed around a substantial open-plan living area – ideal for family life and entertaining – complemented by a separate formal sitting room and a dedicated games room.

Upstairs, the design centres around a dramatic galleried landing that sets the tone for luxury living. The first floor provides five generously proportioned double bedrooms, each with its own private en-suite, offering outstanding comfort and practicality for family life or guests.

Offers are invited for the Freehold Interest in the site, subject to contract. Plans and the decision notice are available from the selling agent or can be downloaded from the North Yorkshire Council planning portal site.

#### Services & Costs

Mains water and electricity connections are the responsibility of the purchaser(s); these will need to be brought to the property from the roadside.

There are currently no connected services to the land.

The heating has been designed to use an air source heat pump, offering sustainable and efficient heating.

A private sewerage treatment plant is required as part of the design.

#### Local Authority

North Yorkshire County Council  
County Hall  
Northallerton, DL7 8AD  
Tel: 01609 780780

#### FOUL DRAINAGE AND WATER

Yorkshire Water Services  
PO Box 52  
Bradford, BD3 7YD  
Tel: 0345 1208 482

#### HIGHWAYS

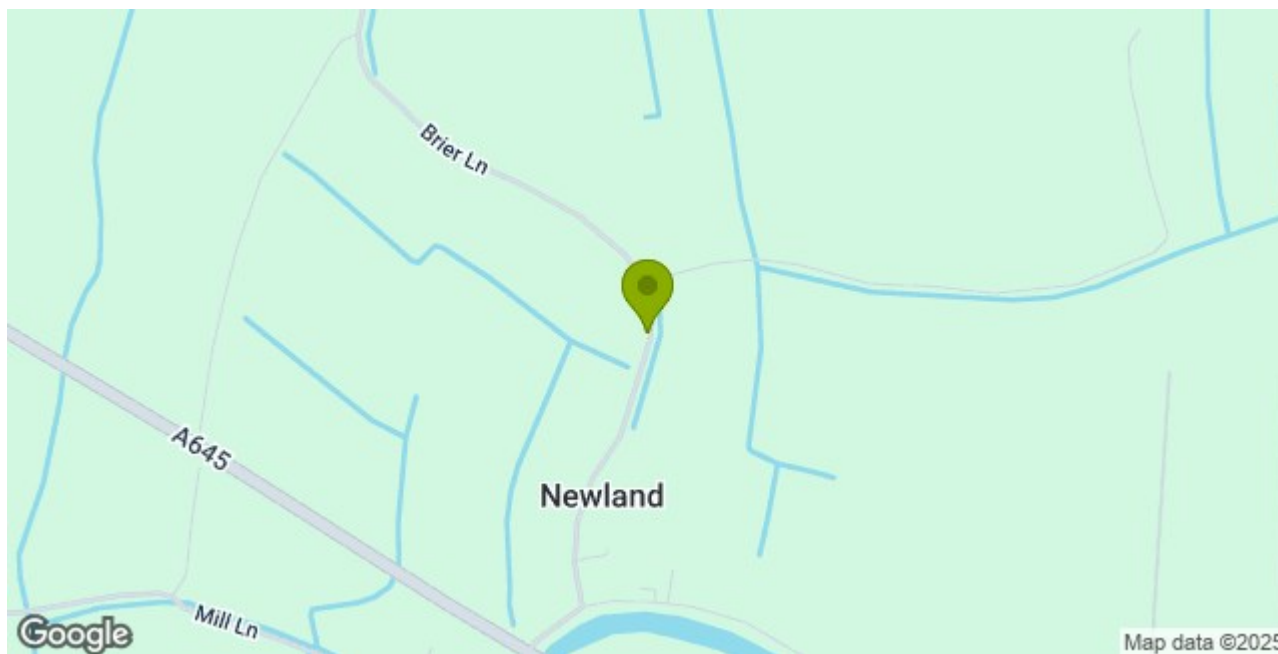
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#### Community Infrastructure Levy (CIL)

The purchaser(s) will be liable for the Community Infrastructure Levy (CIL), which has been calculated by North Yorkshire County Council as £21,597.42.

However, self-build projects may be eligible for CIL exemption if certain criteria are met. To qualify, the purchaser must be building or commissioning their own home and intend to occupy it as their main residence for a minimum of three years post-completion. Appropriate documentation and evidence must be submitted to the local authority before and after construction to confirm eligibility for the exemption.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

N Lawrence

