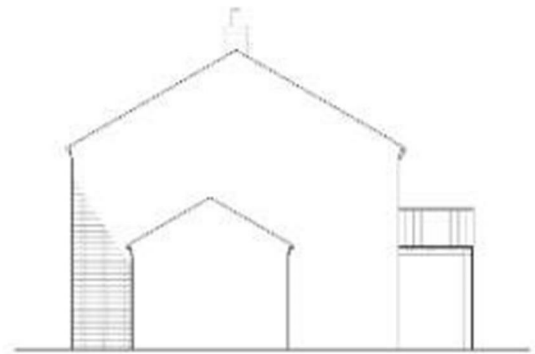


Rear elevation

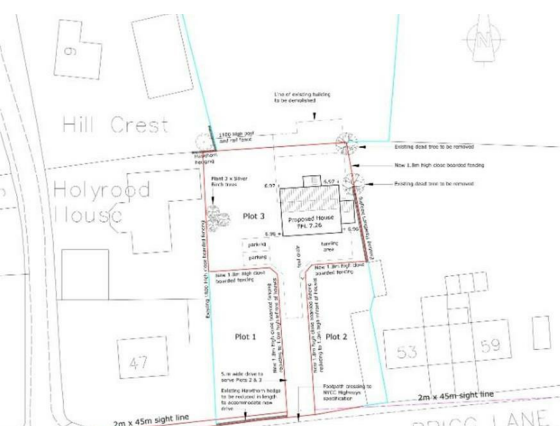
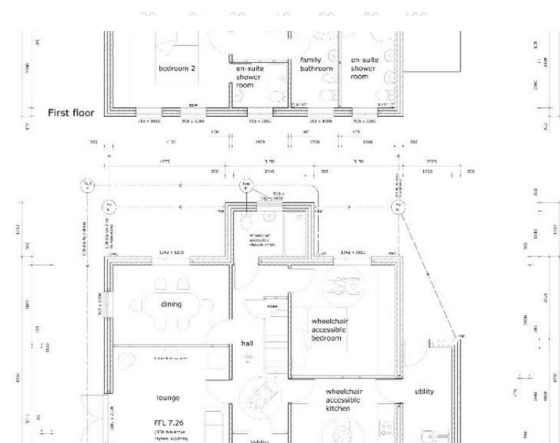
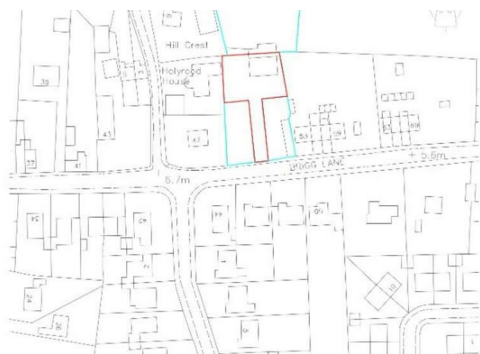


Side elevation



Brigg Lane, Camblesforth, Selby
£180,000

Planning Consent for a detached dwelling with paddock, set within 0.43 Acre.



The plot measures 0.43 acre and can be clearly identified by the red verge on the site plan within these details. The plot enjoys a wonderful position set back from Brigg Lane, occupying extensive outdoor space and open countryside views to the rear. The plot is serviced by its own private driveway from Brigg Lane, leading into an area designed for off street parking.

The detailed plans comprise a generous double fronted four bedroom property with well-proportioned rooms and kitchen to the ground floor. The plot extends to 0.43 acre with a turning circle incorporated around off street parking, with approximately a third of an acre paddock north of the site included within 0.43 acre

A copy of the planning consent and all associated plans are available from our Selby office and in addition are hosted on the Selby District Council Public Access Planning Portal.

Planning

By decision number 2013/0605/FUL - detailed planning consent has been granted for the erection of a detached dwelling with means of access included. In 2015, commencement of development took place by way of installing the footing for the dwelling. A certificate of lawful development was issued by SDCC, details of which can be found on the planning portal under reference number 2015/121AJ/PA.

Tenure

Freehold with Vacant Possession.

Viewings

The site is available for inspection at most times. All interested parties are asked to register their details BEFORE viewing with our Selby office at 43 Gowthorpe, Selby, YO8 4HE. 01757 706707.

Method Of Sale

The land is offered for sale by private treaty.

Services

It is believed that mains services of gas, water and electricity are available in Brigg Lane along the frontage of the site, and we understand there is mains electric and water supplies on the land. Prospective purchasers should satisfy themselves that connections are available by contacting the statutory authorities. Some useful contacts are as follows:-

LOCAL AUTHORITY

North Yorkshire Council
The Civic Centre
Doncaster Road
Selby, YO8 9FT
Tel. 01757 705101

FOUL DRAINAGE AND WATER

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

HIGHWAYS

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

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



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

CS Hill FNAEA
 N Lawrence

