

## Old Lane, Hirst Courtney, Selby £170,000

Plot 1- a residential development opportunity with full detailed planning permission for a luxury detached home overlooking the village cricket field.



Proposed ground floor plan - Plot 1  
Scale 1:100 A3



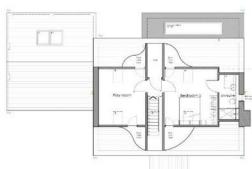
The plot enjoys a wonderful position set back from Old Lane, overlooking the village cricket field. The village is well known for its quiet countryside setting, with beautiful walking pursuits, yet easy access onto major motorways within 10 minutes. The seller is selling both Plot 1 & 2 and will consider selling separately as one lot.



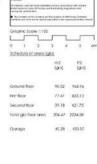
Proposed first floor plan - Plot 1  
Scale 1:100 A3



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.



Proposed second floor plan - Plot 1  
Scale 1:100 A3



### Planning

By decision number 2023/0140/FUL - detailed planning consent has been granted for the erection of two detached dwellings with attached double garages with means of private access included.

### 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, Y08 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 Old Lane along the frontage of the site. 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, Y08 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

N Lawrence

