

SELBY

YORKSHIRE



RESIDENTIAL DEVELOPMENT OPPORTUNITY

- **Planning consent for 24 apartments**
- **Well located for major routes**
- **Popular edge of market town centre location**
- **Close to shops, amenities and public transport**
- **Proven residential environment**
- **No requirement for affordable housing**

FOR SALE

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

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MPC

LOCATION

The property is situated on Canal Road as it meets Shipyard Road, on the outskirts of Selby town centre. Selby is a historic market town which offers a full range of shops, pubs, restaurants, services and other businesses, and is renowned for its magnificent Abbey.

Selby is an attractive, sought-after town close to Yorkshires major routes and is adjacent to attractive countryside, offering a high quality of life and a range of commercial businesses and employers.

The site benefits from strategic road and rail links, with the nearby A63 and A19 providing quick links to Leeds, York, Hull, the M62 and A1(M). The town also benefits from excellent public transport with regular bus services and a train station which connects quickly to York, the Trans-Pennine rail link and the East Coast mainline.

The site is in easy travelling distance of schools, shops, train and bus station, library and pubs and restaurants.

DESCRIPTION

The property comprises a previously developed site which has now been cleared and has the benefit of planning consent for the development of a 4 storey building to provide 24 apartments (21 x 2 bed apartments and 3 x 1 bed apartments) with parking.. For further information we recommend that interested parties visit the planning portal on Selby District Councils website and use the reference 2005/0862/FUL in order to view the relevant documents and plans. Plans are available on pdf from the agents.

PRICE

We are instructed to request offers on the basis of a guide price of £575,000.

VAT

Unless otherwise advised, interested parties should assume that the price is subject to VAT at the applicable rate.

VIEWING AND FURTHER INFORMATION.

Please make further enquiries with the sole Agents. 07725 416002 or 01904 692929 or andrew@mcbeathproperty.co.uk. Subject to contract, 010817.

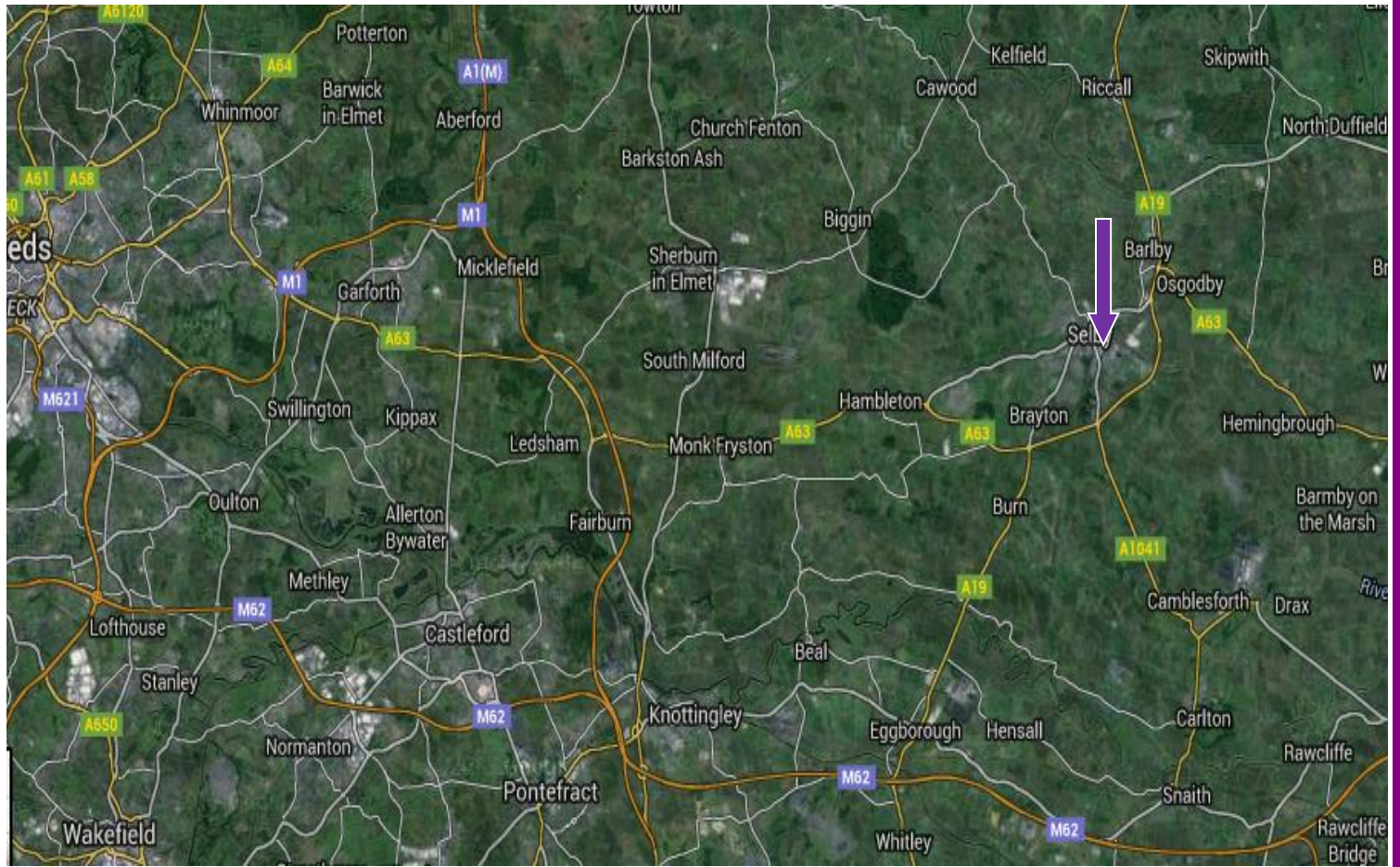
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CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
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