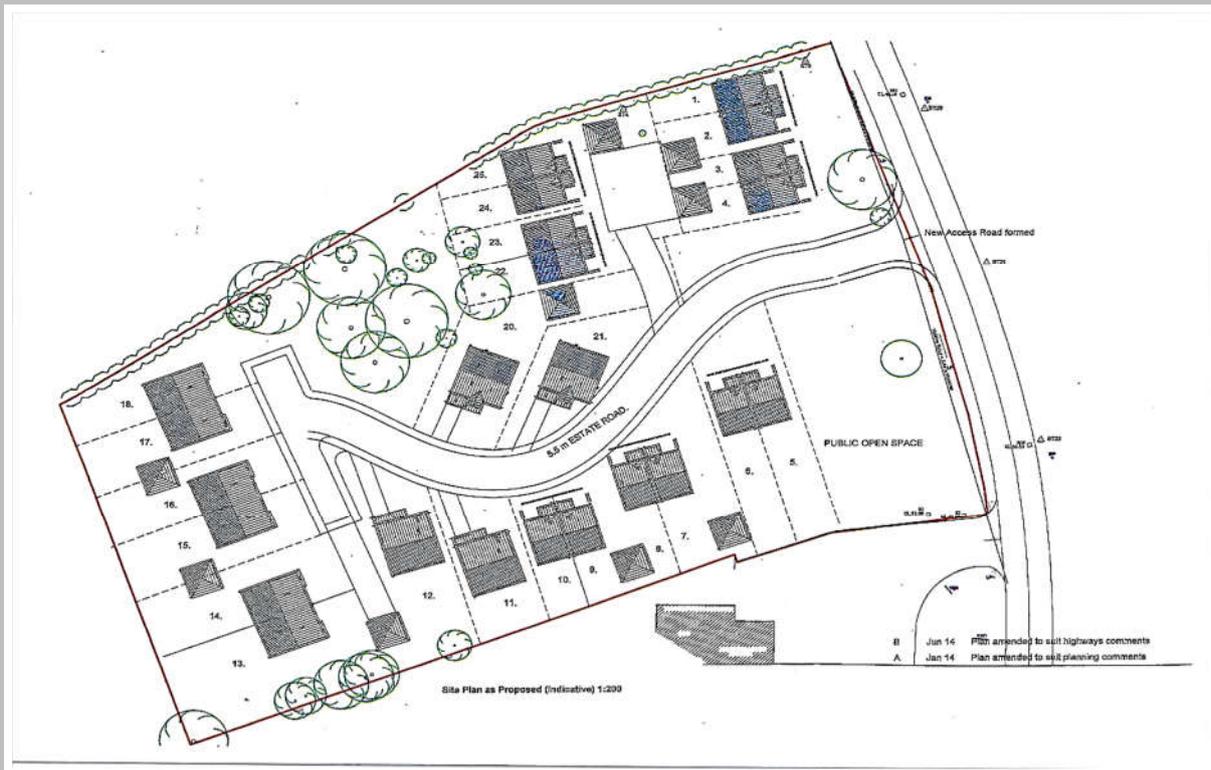


Residential Development Land

Land at Selby Road, Whitley, Nr Selby, DN14 0HY



**For Sale By Informal Tender
Closing Date 21 April 2017**

- Outstanding residential development opportunity on edge of village site measuring 0.9 hectares (2.22 acres) approx.
- Outline planning consent for 25 dwelling houses subject to Section 106 Agreement
- Rural location but within 1 mile of Junction 34 of the M62
- Supporting documentation available to interested parties
- Offered freehold with full vacant possession

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Location

The site has a frontage to the A19 within the village of Whitley which lies approximately 12 miles to the North of Doncaster, 9 miles to the South of Selby and 14 miles to the West of Goole.

Although the land has a rural outlook it is well positioned within 1 mile of Junction 34 of the M62 which provides excellent motorway access to Leeds, Wakefield and Hull for commuting purposes.

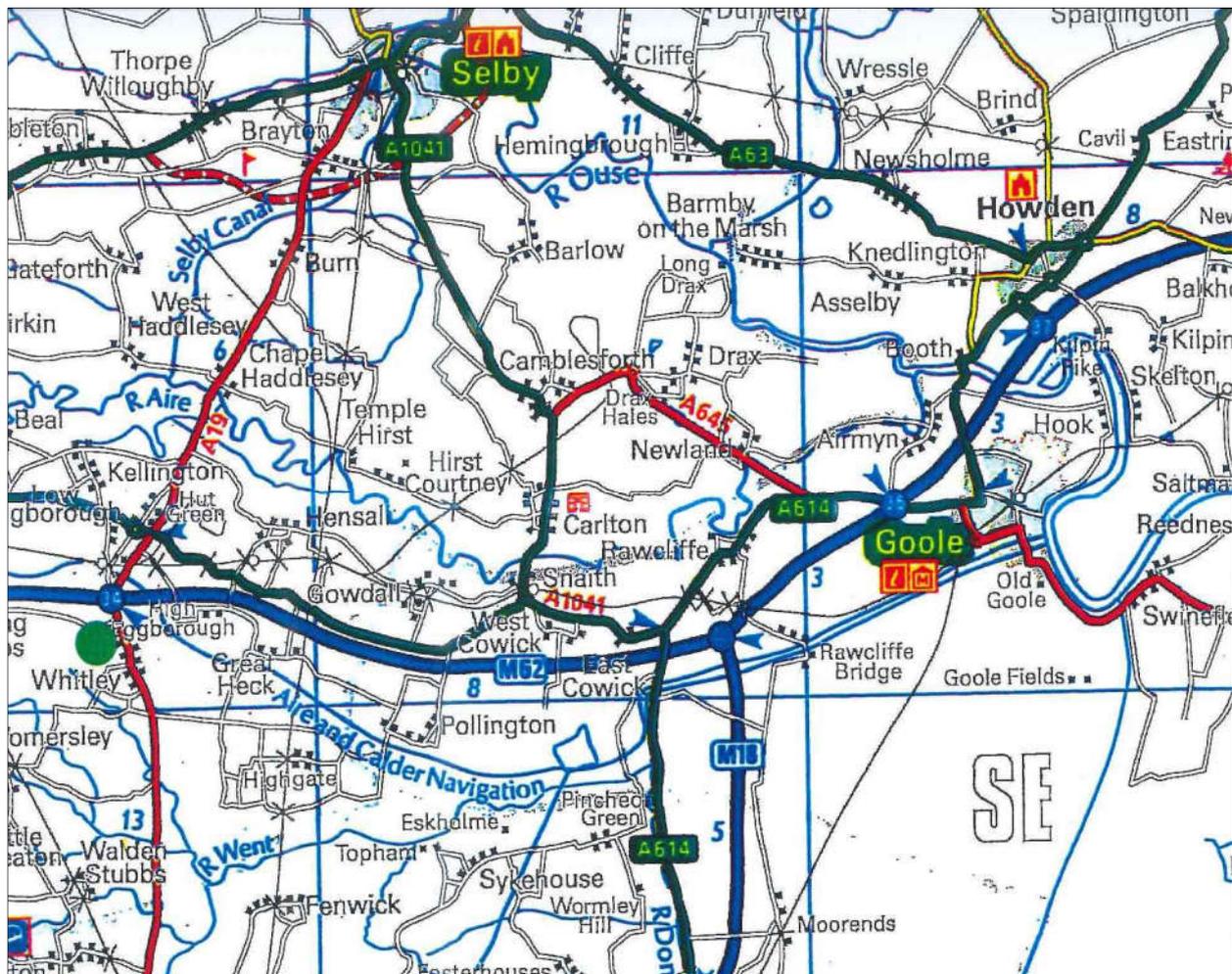
The George and Dragon public house/restaurant lies to the South of the site with high value detached residential dwelling houses to the opposite side of Selby Road.

Description

The property comprises a broadly level and rectangular shaped site being the substantial detached dwelling known as "Rosslyn" together with outbuildings and adjacent grounds.

The site area measures 0.9 hectares (2.22 acres) approx. and has views over open countryside.

The indicative layout provided as part of the planning application shows an attractive scheme with 21 semi-detached dwelling houses and 4 detached dwelling houses, served by a central access drive from Selby Road.



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Planning

The site was granted outline planning consent on 4 March 2016 under planning reference 2014/0130/OUT with approval required for reserved matters including appearance/landscaping/layout/scale and access.

The planning consent is subject to completion of a Section 106 Agreement, the principle terms of which are as follows.

1. 40% of the total number of dwellings are to be affordable housing units
2. An on-site public open space requirement of no less than 885 sq m
3. A sum of £1,275 is to be paid to the Council for the provision of waste recycling facilities

Copies of the outline planning consent, the Section 106 Agreement and Ecological/Bat Survey/Agricultural Impact Reports can be provided to interested parties on request. Further information is available from the Local Planning Authority at Selby District Council or alternatively on line via the planning portal at www.selby.gov.uk

Terms

The property is offered for sale by way of an informal tender exercise with the closing date for receipt of tenders being 12 noon on Friday, 21 April 2017.

All offers must be submitted on the form provided and will be considered on both an unconditional or conditional basis. All conditions are to be clearly listed to assist decision making. It is assumed that all interested parties will have discussed affordable housing issues with the local planning authority prior to submission of tenders and will be able to submit gross and net figures for the land acquisition.

Tenure

We understand that the site is freehold and is offered with full vacant possession on completion.

Services

Whilst it is understood that all mains services are available in the locality it is the responsibility of interested parties to ascertain whether such services are of sufficient quality and capacity for their own particular requirements.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Date: April 2017

File Ref: 11559/1



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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