

BELL LANE HUBY YORK YO61 1HF

For
SALE



RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)

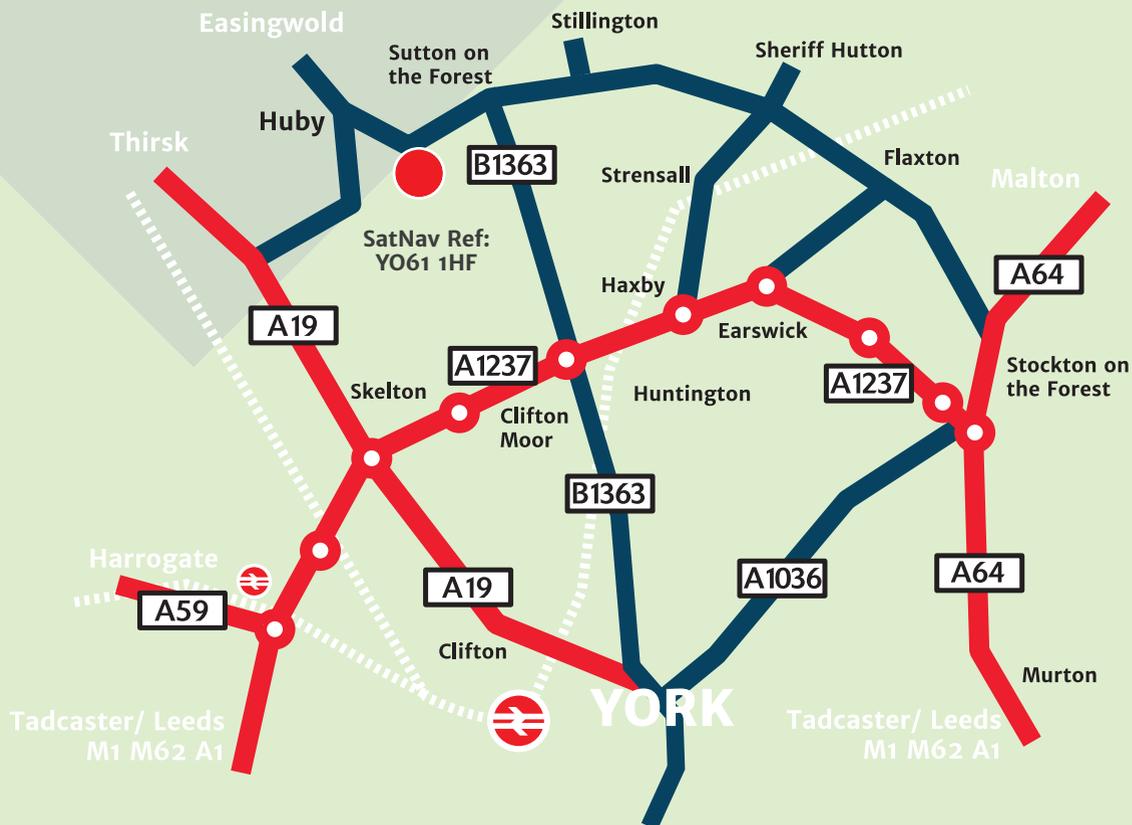
Site of approximately 0.40 Acres (0.21 Hectares)

BELL LANE HUBY YORK YO61 1HF

LOCATION

Huby is a village in the district of Hambleton, and is located approximately 9.5 miles north of the city of York and five miles south east of the market town of Easingwold.

The subject property is situated on Bell Lane, approximately 0.3 miles from the centre of Huby itself.



Site of approximately 0.40 Acres (0.21 Hectares)

BELL LANE HUBY YORK YO61 1HF

DESCRIPTION

The site to be disposed of fronts onto Bell Lane and is level and laid to grass, and forms part of a larger strip.

A single vehicle width tarmac covered private road runs through the site, over which rights of way exist, benefitting occupiers to the rear.

ACCOMMODATION

The site totals approximately 0.40 acre (0.21 hectares), including the private road.

A topographical survey has been produced and is available upon request.

PLANNING

Pre-Application advice has been obtained from Hambleton District Council (Ref: 17/01556/PPP) which indicates that development of the site for 3 dwellings may be acceptable in principle. Copies of this advice are available upon request.

TERMS

The site is available for sale, and offers in excess of £350,000 are invited. Offers will be considered on a subject to planning basis.

VAT

The sale will be exempt from VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.



Site of approximately 0.40 Acres (0.21 Hectares)

BELL LANE HUBY YORK YO61 1HF



VIEWINGS/FURTHER INFORMATION

Please speak to the sole agents:



Flanagan James
PROPERTY CONSULTANTS

01904 409 590

www.flanaganjames.com

Richard Flanagan

01904 409 590

richard@flananganjames.com

Site of approximately 0.40 Acres (0.21 Hectares)

Flanagan James for themselves and for the vendors or lessor of this property for whom they act, give notice that:- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Flanagan James cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents/prices quoted in these particulars may be subject to VAT in addition; iv) Flanagan James will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Flanagan James has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. The information contained within these particulars was last verified as at January 2018. Design/Photography/Print Purplemarbles.Com