

FOR SALE

POTENTIAL DEVELOPMENT OPPORTUNITY

LAND SOUTH OF LEEDS ROAD

THORPE WILLOUGHBY, SELBY
YO8 9HJ



APPROXIMATELY 10.7 ACRES (4.35 HECTARES)

- Agricultural land and buildings
- Potential for future development (subject to planning)
- Accessed via right of way over adjoining land from Leeds Road
- A variety of village amenities in Thorpe Willoughby
- Three miles west of the town of Selby (railway station)

PRICE - £645,000

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LOCATION

Thorpe Willoughby is a village and civil parish in the Selby district of North Yorkshire. The village is situated just off the A1238 (a primary road, previously designated A63 prior to the construction of the Selby Bypass) and is in close proximity to Selby.

Thorpe Willoughby has a village public house, two parades of local shops, a primary school, a village green and hall, and a sport field with associated bar. The UK Census 2001 states the population of Thorpe Willoughby to be 2,822.

SITUATION

The site is situated to the south of Leeds Road, accessed via an existing private road.

DESCRIPTION

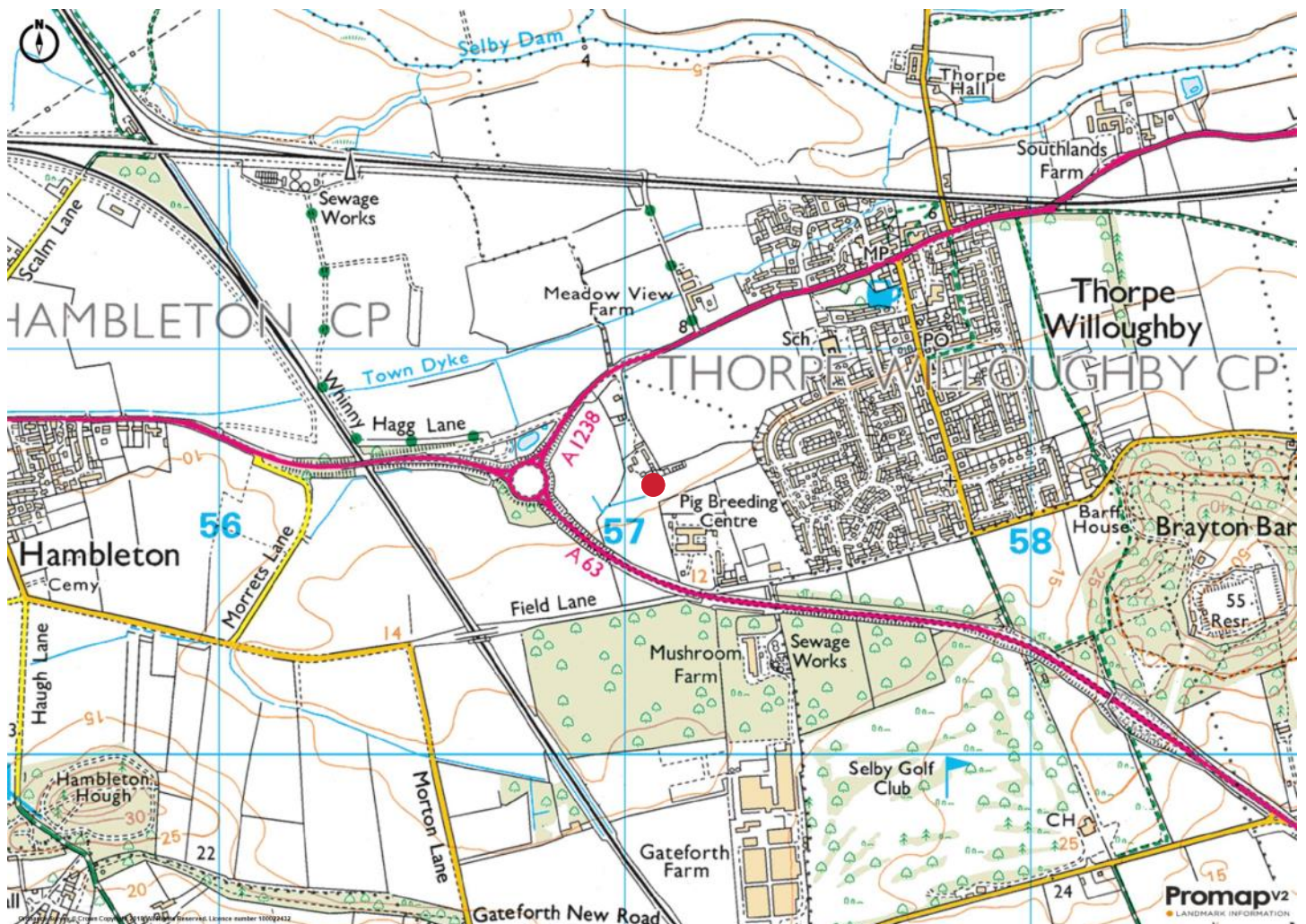
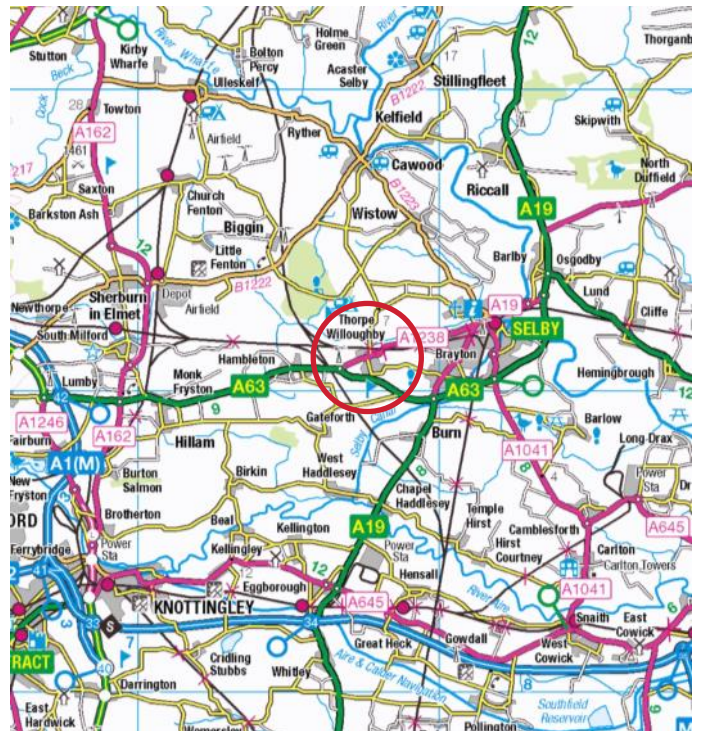
Agricultural land with a range of agricultural buildings.

SITE AREA

Approximately 10.7 acres (4.35 hectares).

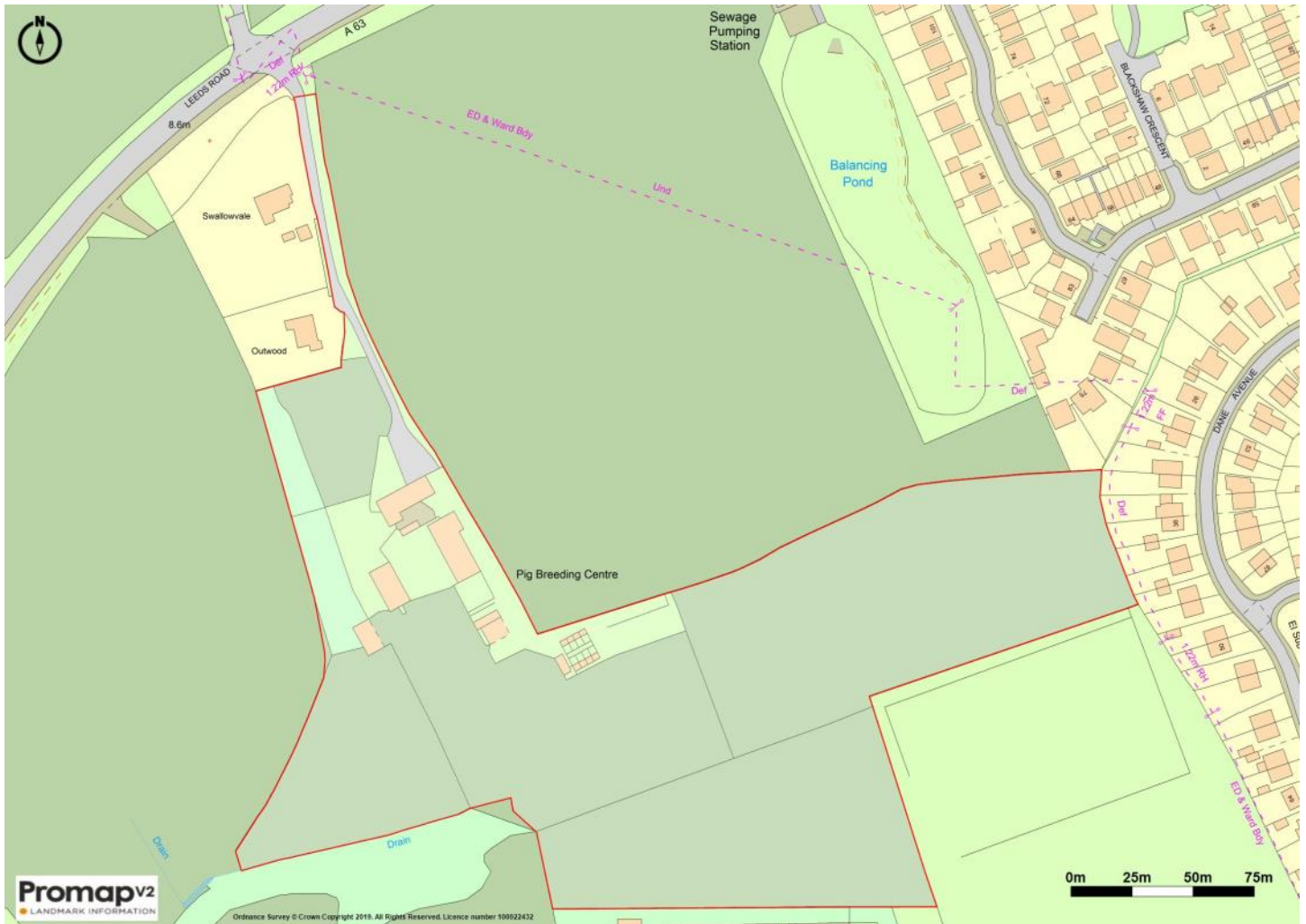
TENURE

Freehold with vacant possession upon completion.



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EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing easements, wayleaves and rights of way either or not specifically mentioned within these particulars.

PRICE

£645,000. Offers invited for consideration.

OVERAGE

In the event the buyer obtains planning permission for residential development within 25 years of the date of completion of the purchase from the seller, the seller will be entitled to 50% of the increase in value of the land upon implementation of the planning permission.

PLANS

Plans included within or attached to these particulars are for identification purposes only, do not constitute part of any contract and may not be to scale.

VAT

The price quoted in these particulars is exclusive of VAT. At the We understand that the vendor has not elected to charge VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By prior appointment with Lambert Smith Hampton.

FURTHER INFORMATION

Please contact sole agents Lambert Smith Hampton:

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**Lambert
Smith
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