



FOR SALE

RESIDENTIAL DEVELOPMENT LAND

0.93 Acres (0.38 Hectares)

- ◆ Full planning permission for 8 detached houses and 6 apartments ◆
- Freehold interest ◆ Prominent location ◆ Easily accessible



27, Lunnsfield Lane
Fairburn, WF11 9LE

LOCATION

Fairburn is an attractive commuter village situated in the Selby district of North Yorkshire, and enjoys the combined benefits of having a rural outlook as well as excellent accessibility.

The village is situated approximately 8 miles to the east of Leeds, and a similar distance to the west of Selby. Pontefract is 4 miles to the south, and Wetherby 12 miles to the north. The village is situated close to the A1 (M) and its intersection with the M62, providing easy access to all points north, south, east and west.

The site is located close to the centre of the village, and to the east side of the former A1 which runs north to south through the centre of the village. The adjacent properties are residential and include a good mix of modern detached houses, semi-detached and bungalows.

DESCRIPTION

The site is set back from Lunnsfield Lane, and is accessed between numbers 25 and 27, and with the exception of the access it comprises a mainly rectangular plot with is bordered by fields or the gardens of neighbouring properties.

ACCOMMODATION

The overall site area is approximately 0.38 hectares (0.93 acres). Excluding the access road the site has a net developable area of 0.36 hectares (0.88 Acres) or thereabouts

For viewing arrangements or to obtain further information please contact:

Max Vause

maxvause@cartertowler.co.uk

TERMS

The site is offered by way of sale of the freehold interest in the land with the benefit of planning permission. Offers are invited for the purchase of the site as described with the vendor wishing to achieve unconditional offers.

Guide price on application.

LEGAL COSTS

An information pack is available on request from the sole agents. The information pack includes copies of the following documents:

1. Plans referred to in the planning permission plus layout plan
2. Register of title
3. Title plan - please note that No 27 Lunnsfield Lane shown with the black broken line is excluded from the sale
4. Report of a stage 1 Environmental Audit and Penetrative Ground Investigation
5. Section 106 Agreement
6. Foundation design drawings

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

PLANNING

The site has the benefit of planning permission for a development of 8 detached houses and 6 two bedroomed apartments. The planning permission was granted on appeal on 29th March 2007 under appeal reference APP/N2739/A/06/2029152/NWF.

A material start has been made on site to protect the planning permission. The conditions outlined in the planning permission have been discharged.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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