

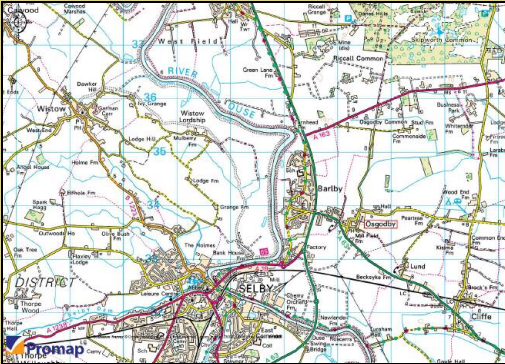
Sand Lane, Osgodby  
Guide Price £120,000

**R.M. ENGLISH**  
PROPERTY CONSULTANTS

**A single building plot benefiting from a detailed planning consent, from Selby District Council, for the construction of a three storey 4 bedroom detached house. The plot lies behind properties fronting onto Sand Lane and in effect occupies one corner of a field. The plot is mainly grassed with a number of established hedgerow boundaries. A shared un-adopted driveway will provide access from Sand Lane. The plot area is approximately 432 sq m. The design and layout of the house is superb extending to circa 2000 sq ft plus an attached double garage. The accommodation provides entrance hall, cloakroom, 3 reception rooms, breakfast kitchen, utility room, first floor landing, master suite with shower and dressing rooms, 2 further bedrooms, house bathroom, second floor bedroom with en suite shower room.**

## LOCATION

Osgodby is often referred to as Barlby with Osgodby, as the village lies adjacent to Barlby but on the opposite side of the A19 road. The market town of Selby lies 3 miles to the south - the York outer ring road 10 miles to the north. The M62 east/west motorway lies just south of Eggborough and the A1, via the A63 and Monk Fryston, is approximately 13 miles distant. Barlby provides secondary schooling and a number of local shops can be found both in Osgodby, Barlby and nearby Riccall.



## DIRECTIONS

At the A19 junction opposite Barlby village turn onto the A63 signposted Osgodby and Cliffe. Shortly after the garden centre turn left onto Sand Lane. The access road to the plot lies adjacent to Greystones, which is a house on the left hand side, only a few doors down from the junction.



## PLANNING

Selby District Council Decision no: 2010/036/FUL (8/16/207J/PA) allows the construction of a single dwelling in respect of drawings numbered WPD4-PD-EL and WPD4-PD-PL. A copy of this Notice can be downloaded from the Land & Development page of the R M English website.

## THE SITE

The plot is registered under Title number NYK333999 - Ordnance Survey map reference SE643 3NW. Rectangular in shape, the plot measures approximately 27m in depth x 16.5m max (15.5m minimum) frontage. Boundaries to the east and south are formed by established hedging.

## ACCESS

A Right of Way over retained land provides access. The existing drive has, in part, to be re-positioned and fully re-laid to a prescribed specification. A road lay-out plan (available from the R M English website) illustrates this requirement. It should be noted that the width of the new drive where it adjoins Sand Lane, is to be 9m in width and thereafter a minimum width of 4.5m

## SERVICES

Mains drainage electricity and water are available in Sand Lane. Interested parties are advised to establish for themselves, the precise location of all required services and that suitable connection are available.

## PROPOSED NEW DWELLING

An individually designed house, which excels in so many ways. A good size entrance hall is an impressive introduction and provides a connection to the three reception rooms and the superb breakfast kitchen. The overall feeling of light and space continues to the upper floors, which provide four double bedrooms and three bath/shower rooms, two of which are en suite.



## COVENANTS

Details of covenants are available upon request.

## VIEWING

Interested parties are able to view the plot at their own risk without prior arrangements. Courtesy is requested, given that the access drive to the plot is privately owned and viewers must take care not to block or obstruct its use.

## DISCLAIMER

Please note all photographs, plans and drawings used within the brochure and associated literature such as web placements are for illustrative and guidance purposes only. All descriptions, dimensions, layouts and references are given in good faith and are believed to be correct. Prospective purchasers however, should not rely on them as statements or representations of facts but must satisfy for themselves by inspection or otherwise. The floor areas have been extracted from architects' drawings and may be subject to variation. Information provided does not constitute a contract or any part of a contract. Purchasers are advised that they obtain all consents to copyright in relation to plans required to implement the development.