

***Prominent Development Site.  
(Subject to Planning).***

*Barlby Road, Selby.  
12.9 acres (5.2 ha).*

District Council



A19 /  
Selby By-Pass

A63 /  
Selby By-Pass /  
M62

**FOR SALE.**

Indicative only / Google Earth 2020



# Location.

The site is located on the edge of Barlby village approximately 1 mile to the east of Selby Town Centre, at the junction of Barlby Road and the A63 bypass.

The site is well situated for access to the surrounding road network with the A63 and A19 providing direct access to the Motorway system and York.

The site has excellent prominence from both the bypass and Barlby Road making it an attractive development opportunity.



Source: Google Earth 2020 / Indicative only



Source: Google Maps 2020

# Description.

The site is currently used for agricultural purposes and is generally level in profile. It lies alongside the Selby bypass, and is bounded to the south by the Leeds to Hull railway line.

Access to the site is proposed by a dedicated turn off the A19 on the north aspect of the site.

## Planning.

The Development Plan comprises the Selby District Core Strategy Local Plan (2013) and Selby District Local Plan (2005). The Council are progressing a new Local Plan which is at the very early issues and options stage. On the map the land falls within the development boundaries of the wider Olympia Park Mixed Use Strategic Development Site under Core Strategy Policy SP7. The site had the benefit of outline planning permission for Business (81), General Industry (82) and Storage and Distribution (88) including means of access off Barlby Road however this consent has now expired.

## Tenure.

Freehold.

## VAT.

Purchase may be subject to VAT.

## Legal Costs.

Each Party is to be responsible for their own legal costs incurred in the transaction.

## Contact.

For further information, or to arrange a viewing, please contact Knight Frank or our joint agents Bartle Commercial.

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Subject to Contract  
November 2020

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[Particulars dated [November 2020]. Photographs and videos dated [November 2020]. ]

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