



Gunby Hall Building Plot, Brighton Road | Bubwith, Selby

BoultonCooper

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Est 1801



## Gunby Hall Building Plot, Brighton Road Bubwith, Selby

Outstanding Building Plot extending to 0.77 acres in a delightful rural setting.

Guide Price £350,000

### DESCRIPTION

Single Building Plot, all on one level, located less than half a mile from the Village of Bubwith with full Planning Permission for the construction of a unique, 3 bedroomed property with large living areas and stunning rural outlook, with an internal floor area of 1,959 square feet.

As the site for the former Gunby Hall Stables, the Planning Permission relates to the Conversion of the remaining existing Stables plus the rebuilding of the demolished areas to create a single residential unit. The site, which is listed as being Grade 2 by Historic England, requires the remaining structure to be kept while the new construction needs to be in keeping with the demolished building and rebuilt with red brick under a pantile roof.

This site offers the purchaser a very rare opportunity to create an individual, single storey, character property in a desirable location with private access and countryside views. In addition, the plot includes a brick-built former Bentley garage, subsequently used as a snooker room, which is fully carpeted, plaster boarded, and would be ideal for storing building materials and possible future conversion, subject to the appropriate consents being sought.

### LOCATION

The plot is located on the west side of Brighton Road, approximately ½ a mile south of the village of Bubwith. Postcode: YO8 6DQ.

The central location would suit a number of buyers being 14 miles from York, 28 miles from Hull & 34 miles from Leeds.

### PLANNING PERMISSION

Granted approval on 14 July 2022 and can be viewed on the East Riding of Yorkshire Planning website under reference: 22/01139/PLF

Copies of the relevant plans can be obtained directly from the selling Agent.

### SERVICES

It is the sellers intention to have provision for access to mains water and electricity.

### PLAN

The plan shows the total site for sale edged red, the entire area of which was included within the Planning Application. The land extends to approximately 0.77 acres (0.31 hectares) and is contained within a ring fence. The plan is indicative only and subject to change.



## ACCESS

Access to the plot is taken over a short section of shared access track, thereafter via a small area of woodland which provides complete privacy from the public road.

## RIGHTS OF WAY

We are not aware of any rights of way which affect the property.

## WAYLEAVES & EASEMENTS

None that we are aware of.

## TENURE

Freehold with vacant possession.

## VIEWING

Due to the private access, all viewings must be made by prior appointment.

## DIRECTIONS

Upon arriving in the village of Bubwith from the west, turn right on to Church Street and continue as the road becomes Brighton Road and subsequently Gunby Road. After approximately ½ mile, the plot can be found on the right hand side, identified by the 'Gunby Hall Cottages' sign and a 5-bar wooden gate. Postcode: YO8 6DQ.

## METHOD OF SALE

By private treaty. The vendor's reserve the right to conclude the sale by any means.

## ANTI MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti-Money Laundering Regulations. As part of the requirements, the Agent must obtain evidence of identity and proof of address of potential buyers prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## AGENT CONTACT

Stewart Hamilton

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**VIEWING**

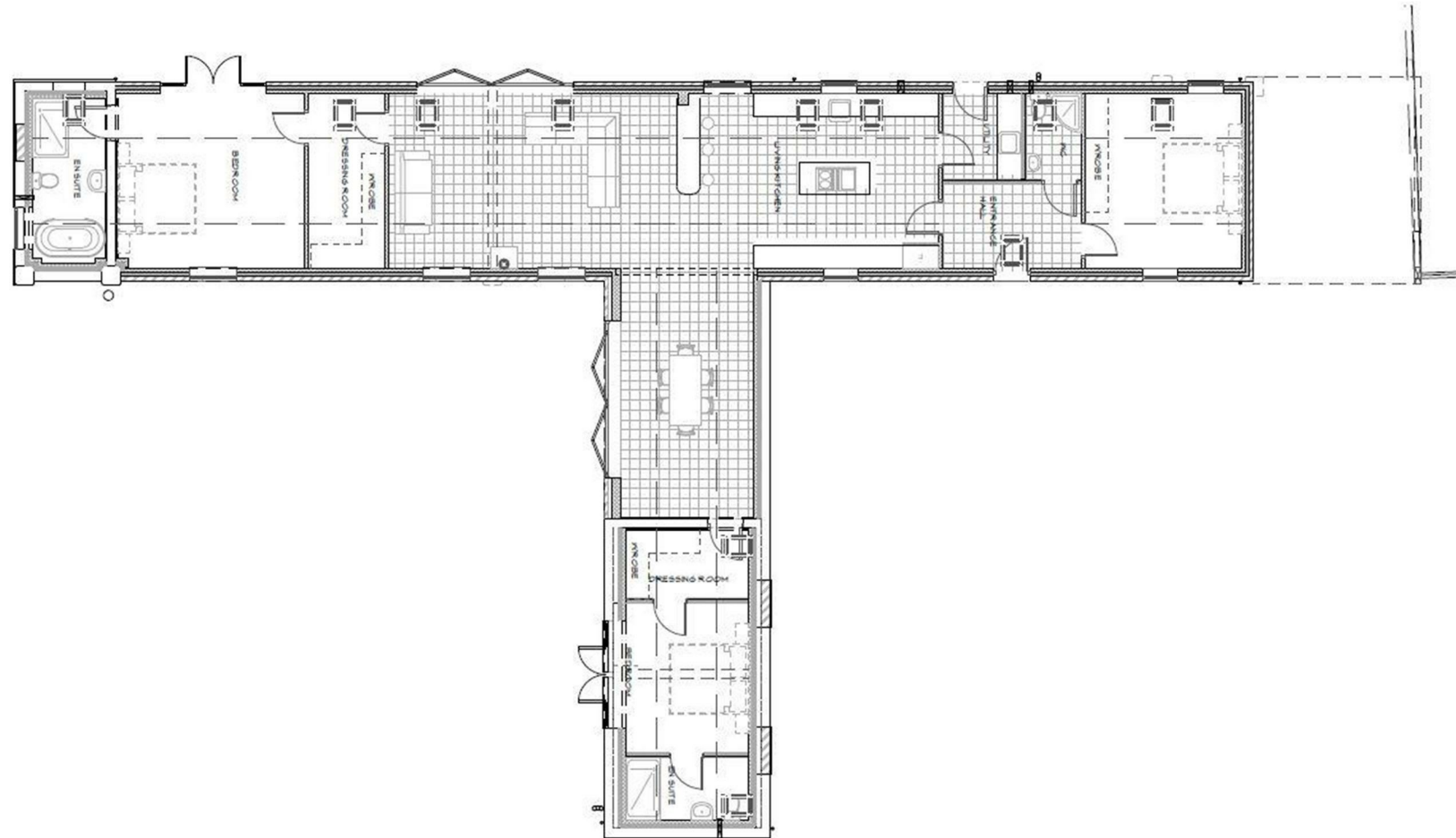
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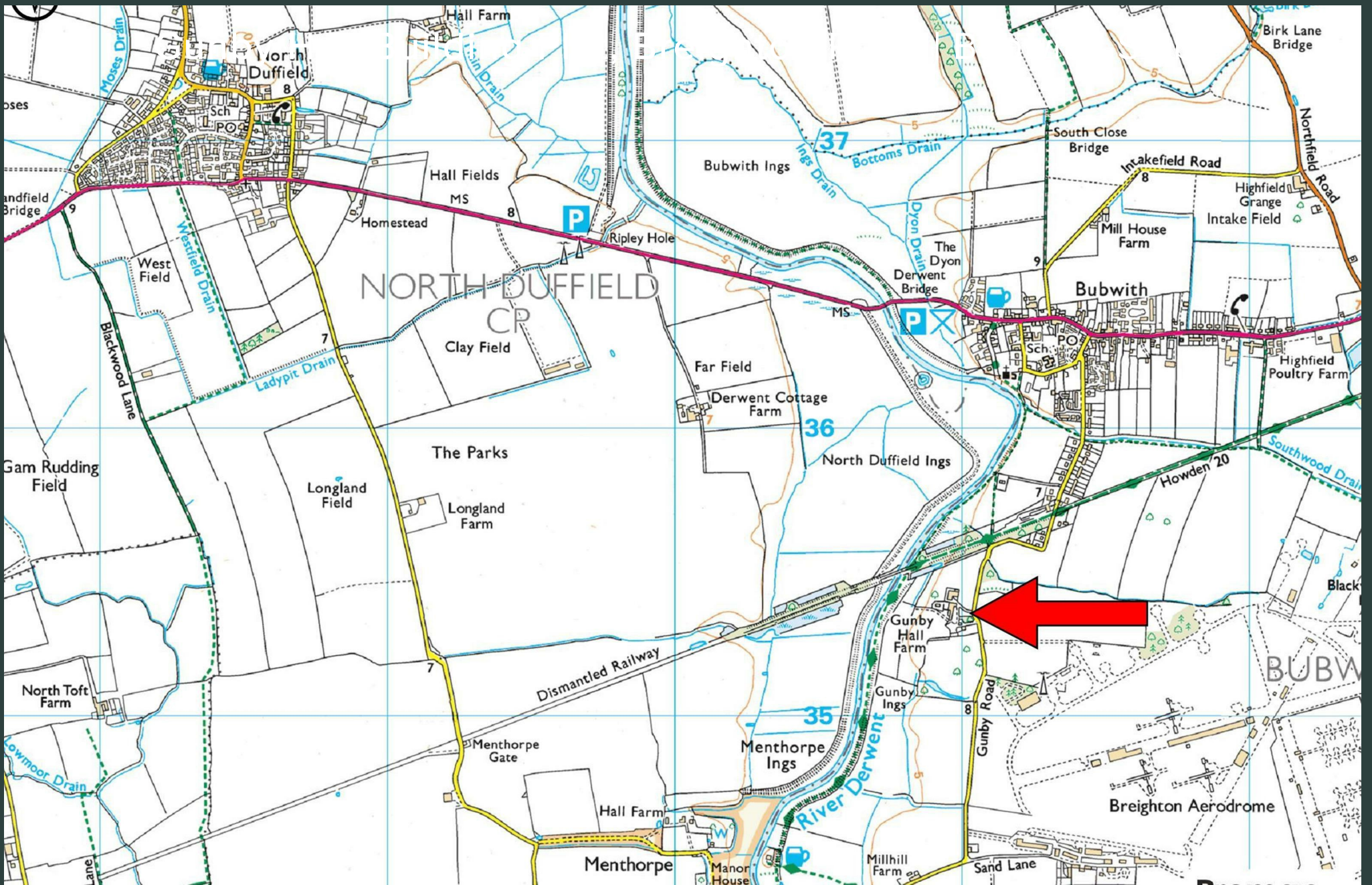
**COUNCIL TAX BAND**

N/A

**ENERGY PERFORMANCE RATING**

N/A





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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