

## For sale

Land at Portholme Road and Portholme Drive, Selby, YO8 4SB



### Location

Selby is located in the county of North Yorkshire. Nearby towns include Goole (13 miles), York (16 miles) and Castleford (17 miles). Road communications are good with the A1041, A1 and A18 providing access to the A1 (M), M1, M62 and M18. Rail services to London Kings Cross are available in approximately 2 hours 3 minutes and Leeds is circa 20 minutes. Selby Railway Station is only a 3 minute walk from the site.

### Description

The subject site is generally level and extends to approximately 2.433 hectares (6.01 acres).

There is a large office block to the front centre of the site and we believe an electricity substation to the east of this building. There are also another couple of buildings situated to the rear of the site. We have been unable to access any of these properties but believe they are functionally obsolete and will require demolition.

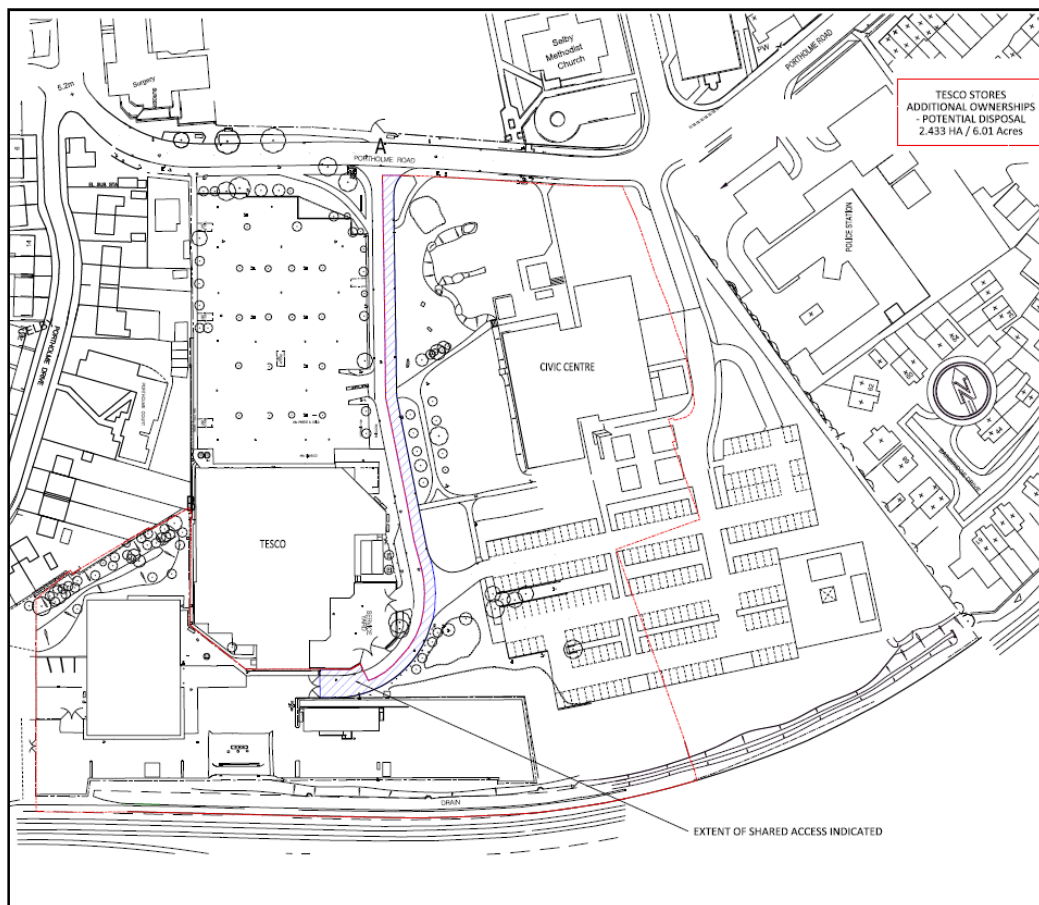
The site has a number of trees dotted around it many of which are fairly mature. We understand that there is unlikely to be any tree preservation orders on these however any purchaser should make their own enquiries with the Local Authority.

The site is located off Portholme Road a short walk to the town centre of Selby. The site is has the railway line to its southern boundary, Portholme Road and the town centre to the north, Tesco to its west and land owned by Selby District Council and the town's police station to the east.

### Accommodation

The total site area is 2.433 hectares (6.01 acres) or thereabouts.

### Site Plan (Not to Scale)



### **Planning**

The site lies in Selby Town Centre and as such may be suitable for a number of uses however interested parties should make their own enquiries relating to the suitability of their proposed use with the Council's Planning Department.

This can be made by telephone on (01757) 705 101 or by e-mailing [developmentmanagement@selby.gov.uk](mailto:developmentmanagement@selby.gov.uk)

### **Rating Assessment**

Interested parties should make their own enquiries with Selby Borough Council's commercial rates section in relation to the payment of business rates on this land.

### **Costs**

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

### **Terms**

The land is available on a freehold basis.

### **Viewing/Further information**

Please contact: Ian Blackett on 01670 828202 or e mail [enquiries@davisonblackett.com](mailto:enquiries@davisonblackett.com)

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