

Milford Hall (Freehold) - All Enquiries / Offers in excess of £500,000  
Lumby Hall, South Milford, Yorkshire, LS25 5DR



## Summary

A fantastic development opportunity offered for the freehold sale. The former Milford Hall benefits from planning permission for the conversion and extension of an imposing Victorian gothic country house to provide 14 luxury residential flat apartments. The site benefits from vast communal grounds including its own walled garden.

Interest in the property for continued commercial use i.e. pub, restaurant, hotel and office use will be entertained.

## Description

Milford Hall is an impressive and attractive three storey red brick built detached property with lots of history. With over 9,000 sqf of proposed residential accommodation, this development will be attractive to those looking to live within a countryside setting whilst still benefiting from the services offered by larger cities such as Leeds.

## Planning

Detailed planning consent has been granted by Selby District Council (Ref: 2015/0691/FUL) for the conversion and extension of Milford Hall to provide 12no 1 bedroom flats and 2no 2 bedroom flats. The development is free from affordable housing. The schedule of accommodation is as follows:

FLAT 1 - 1 BED 58 sqm/624 sq ft  
FLAT 2 - 1 BED (two storey maisonette) 61 sqm/660 sq ft  
FLAT 3 - 1 BED 56.5 sqm/608 sq ft + basement  
FLAT 4 - 2 BED 88 sqm/948 sq ft  
FLAT 5 - 1 BED 50 sqm/539 sq ft  
FLAT 6 - 1 BED 60 sqm/647 sq ft  
FLAT 7 - 1 BED 58 sqm/624 sq ft  
FLAT 8 - 1 BED 61 sqm/656 sq ft  
FLAT 9 - 1 BED 67.4 sqm/726 sq ft  
FLAT 10 - 1 BED 60.8 sqm/654 sq ft  
FLAT 11 - 1 BED 60 sqm/647 sq ft  
FLAT 12 - 1 BED 51.6 sqm/555 sq ft  
FLAT 13 - 2 BED 80.7 sqm/869 sq ft  
FLAT 14 - 1 Bed – 49.3sqm / 531sqft

## Services

We believe that all main services are located in the vicinity of the site; however, prospective purchasers should make their own enquiries with the appropriate service providers.

## Location

The Milford Hall is set back from Lumby Lane near the rural village of South Milford. The property is approximately 1 mile north of the A63 and is easily accessible from the major motorway links of the M1, A1 and M62. Nearby towns of Selby, Tadcaster, Garforth and Sherburn in Elmet provide essential services whilst Leeds is only 12 miles to the west.

## Information Pack

A planning information pack which includes supporting surveys, detailed planning drawings and decision notice is available upon request. The pack can be sent via email free of charge.

## Tenure

Freehold. The site is offered with vacant possession on legal completion.

## Legal Cost

Each party will be responsible for their own legal expenses.

The sale of the Milford Hall development site will be subject to the following conditions:

1. Upon an offer being formerly accepted the purchaser will have 3 working days within which they must lodge a £10,000 non-refundable deposit with the vendor's solicitor. The deposit will be held by the vendor's solicitor until the point of completion, at which point it will then be deducted from the completion balance. The legal pack will not be issued until this deposit is lodged. If the deposit is not lodged within this period then the vendor reserves the right to remarket the site
2. If the sale is aborted due to a title matter coming to light which would not be acceptable to a prudent buyer (or mortgagee) acting reasonably and which cannot be remedied by title indemnity insurance, then the deposit will be returned to the buyer. If the sale is aborted for any other reason, then the £10,000 deposit will be forfeited
3. The £10,000 deposit will grant the purchaser exclusivity up to the point of exchange of contracts
4. Upon receiving the legal pack the legal pack the purchaser will have 15 working days to exchange contracts on 10% of the purchase price. Following exchange of contracts the purchaser will then have a further 15 working days to complete the transaction

N.B. Interested parties must note that the above conditions are non-negotiable.

## VAT

Vat will be charged on the sale price at the standard rate.

**To arrange a viewing, please contact us**

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Swinfen's Yard  
Stony Stratford  
MK11 1SY**

**Tel:** 01908 560 644

**Email:** [info.details@caldecottgroup.com](mailto:info.details@caldecottgroup.com)

Location Map



Image 2



Image 3

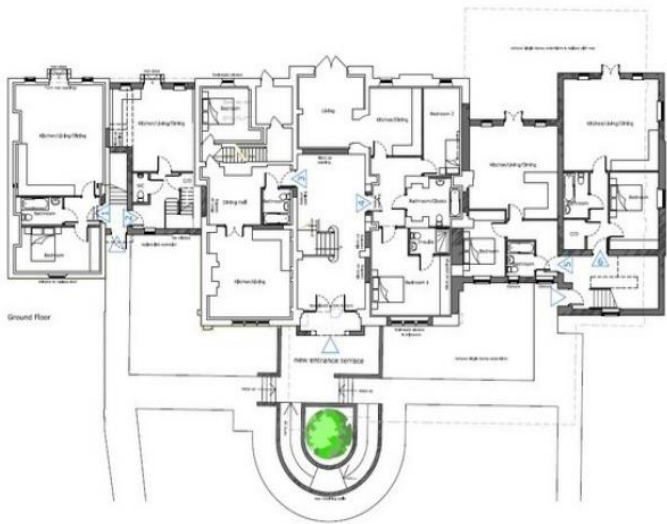


Image 4

