



**PELHAM LODGE, BRIGHTON, SELBY**  
Offers Over £275,000

**Carter Jonas**

## PELHAM LODGE, BRIGHTON, YO8 6DH

Pelham lodge is a bungalow sat in an exceptional plot in the heart of this popular village. The plot is perfect for those looking to design a property to suit their own individual specification whether it is redevelopment of the existing bungalow or the development of a new build property (subject to necessary planning consents). The bungalow currently sits centrally in wrap around gardens.

Brighton is a peaceful rural village, conveniently situated approximately fifteen miles from York with excellent access to the M62, M18 and M1 motorway network. York mainline railway station has regular services to London Kings Cross, Leeds, York and Hull.

The village of Bubwith is closest with a convenience store, post office, primary school and sports and leisure centre, as well as the renowned delicatessen, the Jug & Bottle. There are two golf clubs nearby, in particular; The Oaks Golf Club and luxury spa is about two and a half miles away.

Viewing is strictly by appointment only.

Agents note: Any re-development/development would be subject to the necessary planning consents.

**TENURE** Freehold

**EPC BAND** NA

## A BUNGALOW/PLOT PRIME FOR REDEVELOPMENT IN THIS POPULAR VILLAGE.







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#### **IMPORTANT INFORMATION**

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Classification L2 - Business Data