



**THE MALTINGS, FLAXLEY ROAD, SELBY**  
£1,750,000

**Carter Jonas**



# FLAXLEY ROAD, SELBY, YO8 4BG

**INSTANT INCOME, WITH GREAT POTENTIAL TO DEVELOP THE SITE FURTHER! 23  
EXISTING FLATS, WITH DETAILED PLANNING FOR 18 MORE FLATS AND 2  
COMMERCIAL UNITS!**

**23 Existing Income-Producing Flats:** Currently generating a gross rental income of £127,620 from fully let third and fourth-floor apartments.

**Detailed Planning Consent:** Approved for an additional 18 residential flats and 2 commercial units on the ground, first, and second floors, with potential additional gross rental income of £129,000 to £151,000. Pre-Start Conditions Met: All pre-start planning conditions discharged.

**Future Development Potential:** Possibility for another 8 flats, 2 duplexes, and car park development, subject to planning consent

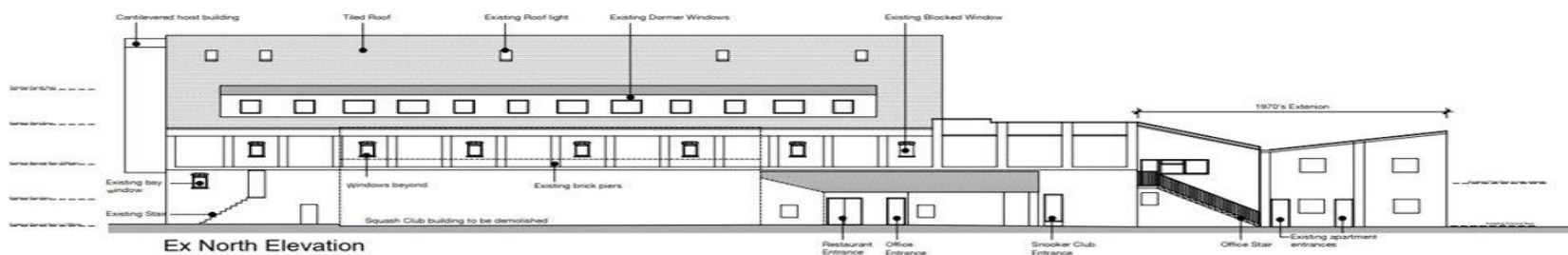
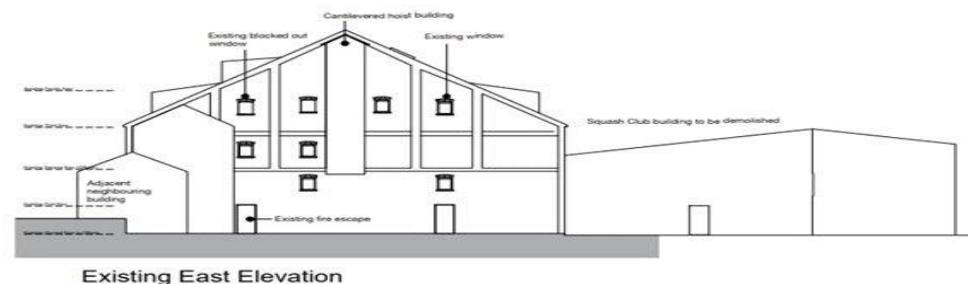
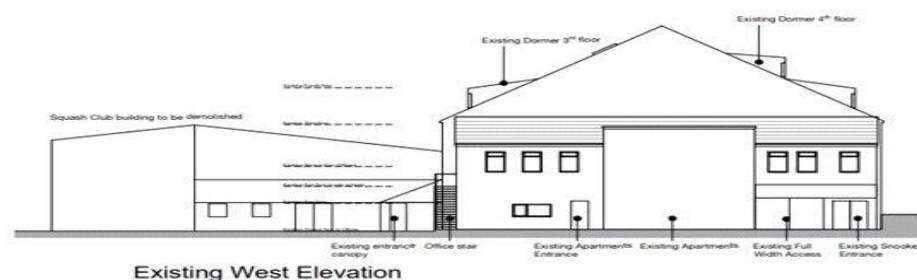
**Planning Decision:** No 2019/0961/FULM, issued by Selby District Council on 24 June 2022. Further planning information is available upon request.

## Selby Overview:

Selby is a historic market town in North Yorkshire with a population of 19,760 (UK Census 2021). It offers a variety of amenities, including local retailers, supermarkets, leisure activities, and the historic Selby Abbey. The town is well-connected via the A19 and A63, providing access to York, Leeds, and Doncaster, and has a railway station with routes to major cities.

**Leisure and Amenities:** Selby boasts numerous sports and leisure facilities, including Selby Leisure Centre, Selby Park, and scenic walks along Selby Canal and The Humber Estuary. The town also features Selby Town Hall, a renowned performing arts centre.

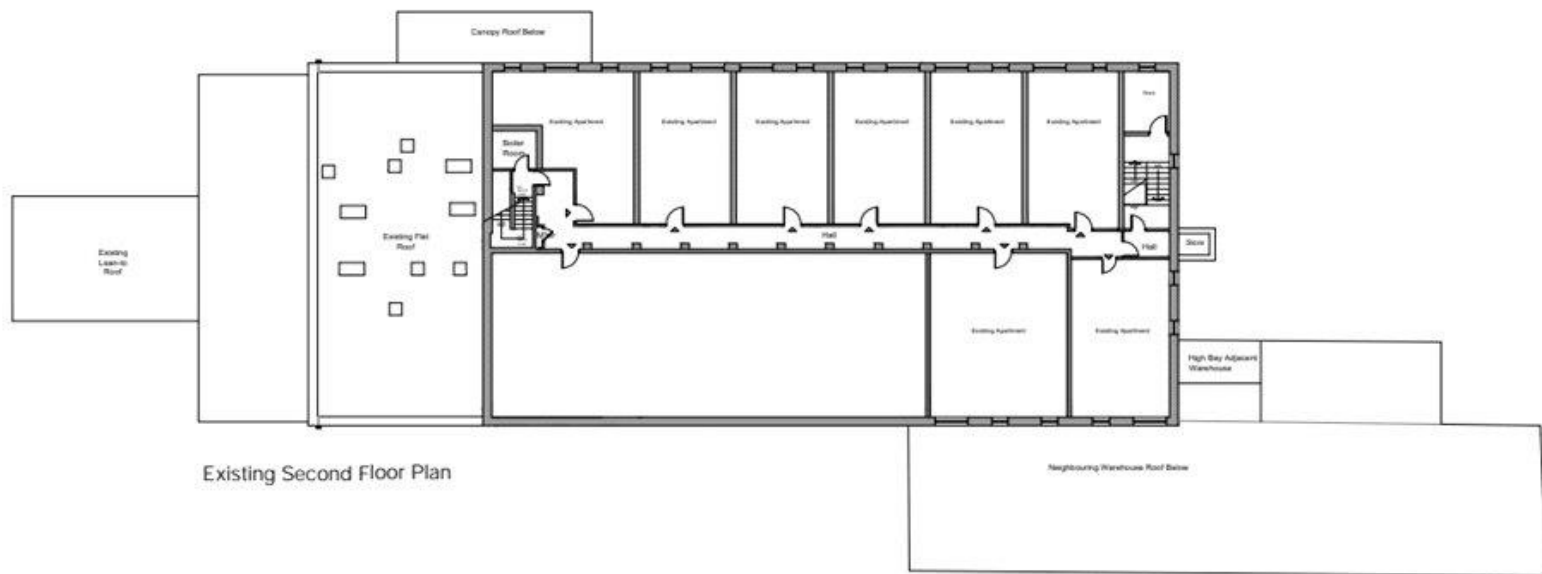
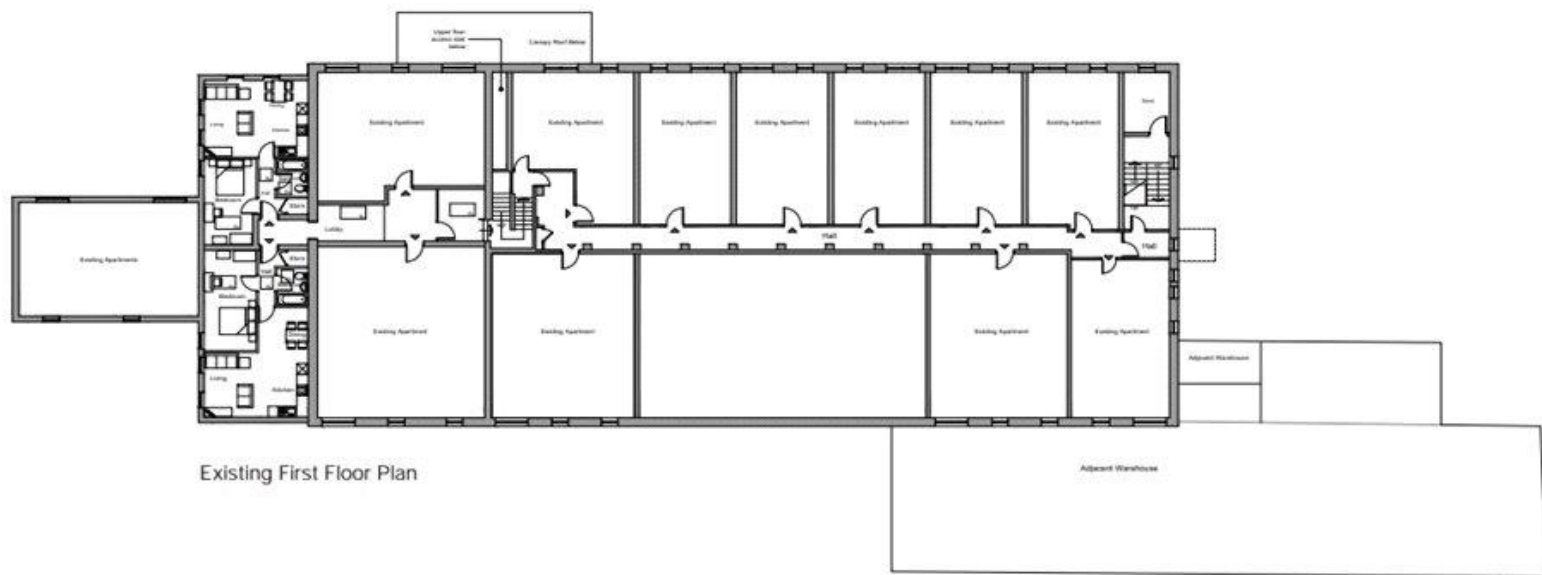
This is a rare and exciting opportunity to acquire a high-yielding residential investment with significant expansion potential.



**TENURE** Freehold

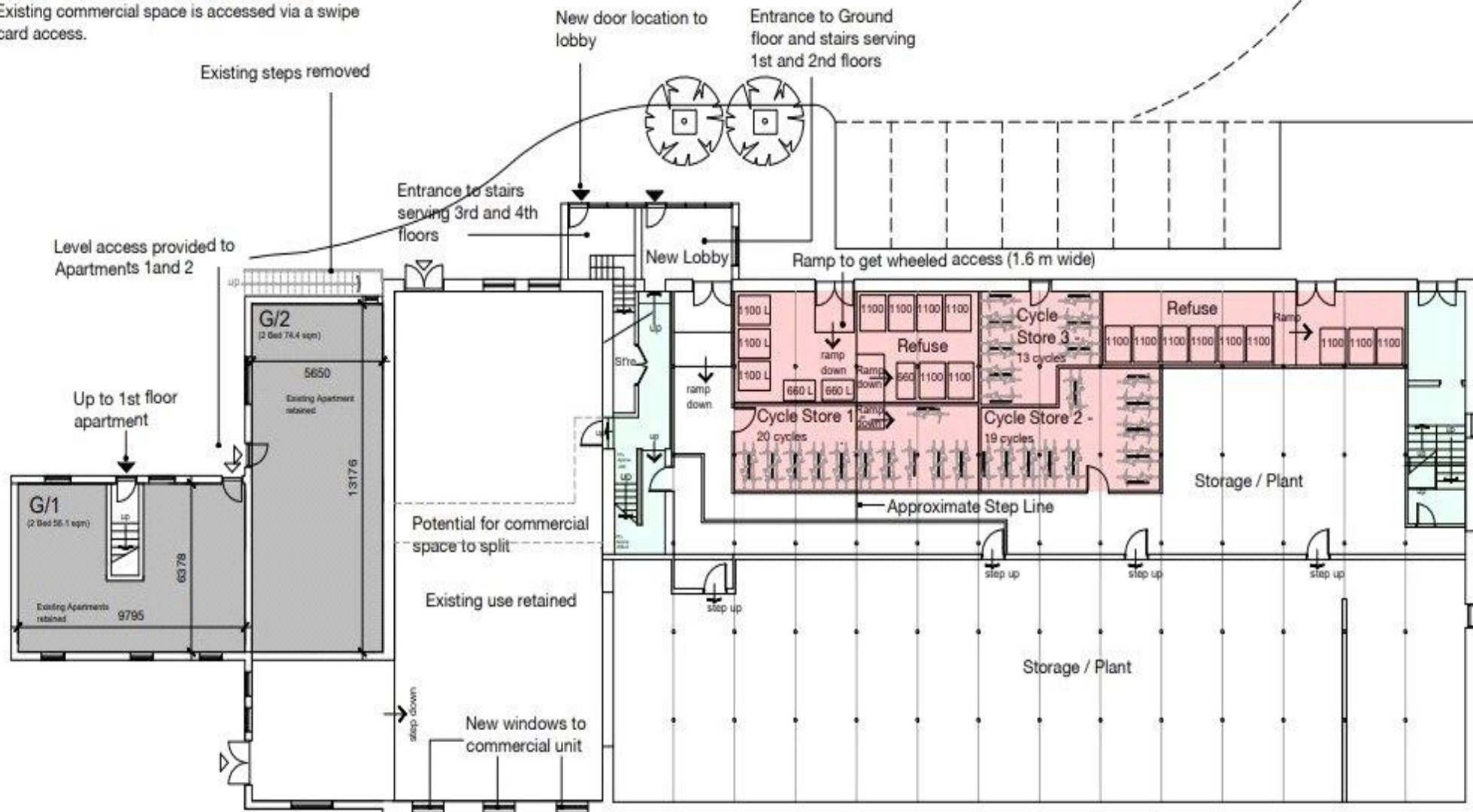
**LOCAL AUTHORITY** North  
Yorkshire

**EPC BAND** D



Secure By Design  
(Apartment security compartmentation):

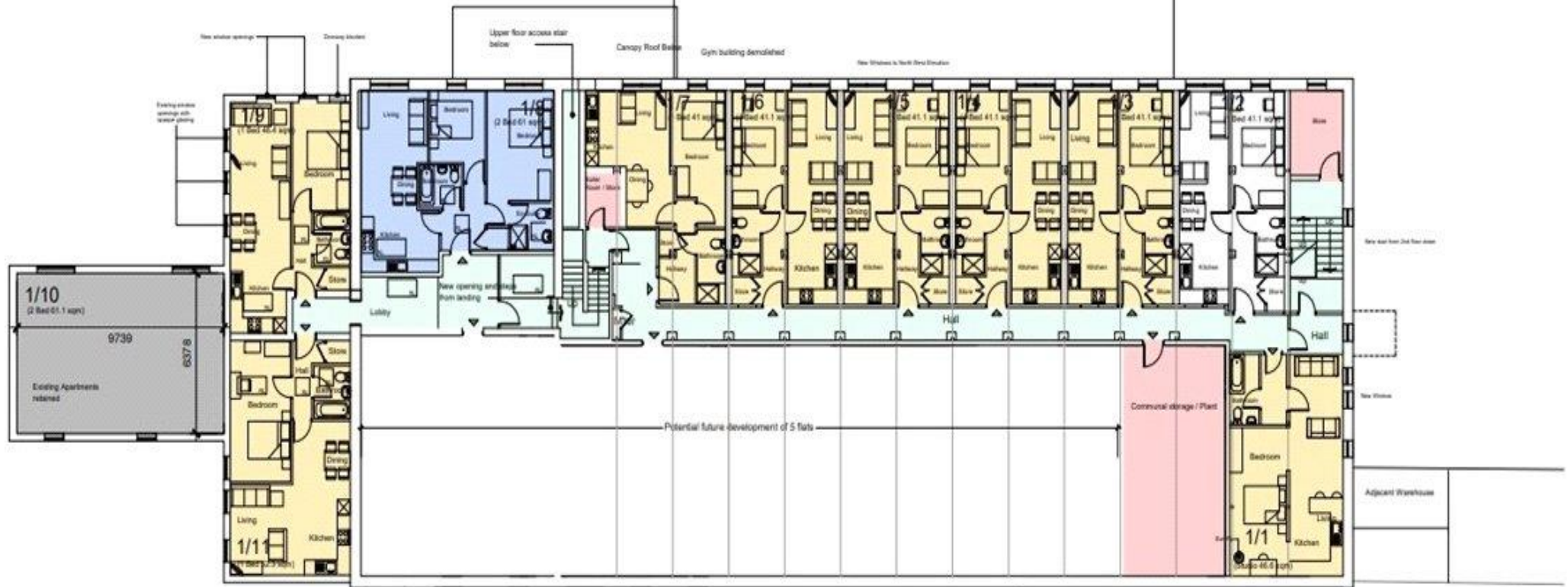
Ground - G/1&2 are accessed independently  
Existing commercial space is accessed via a swipe card access.



Proposed Ground Floor Plan

Secure By Design  
(Apartment security compartmentation):

First - 1/11 is accessed independantly  
1/ 9-10-12-13 are compartmentalised via a swipe  
card access.  
1/1-8 are also compartmentalised via a swipe card  
access

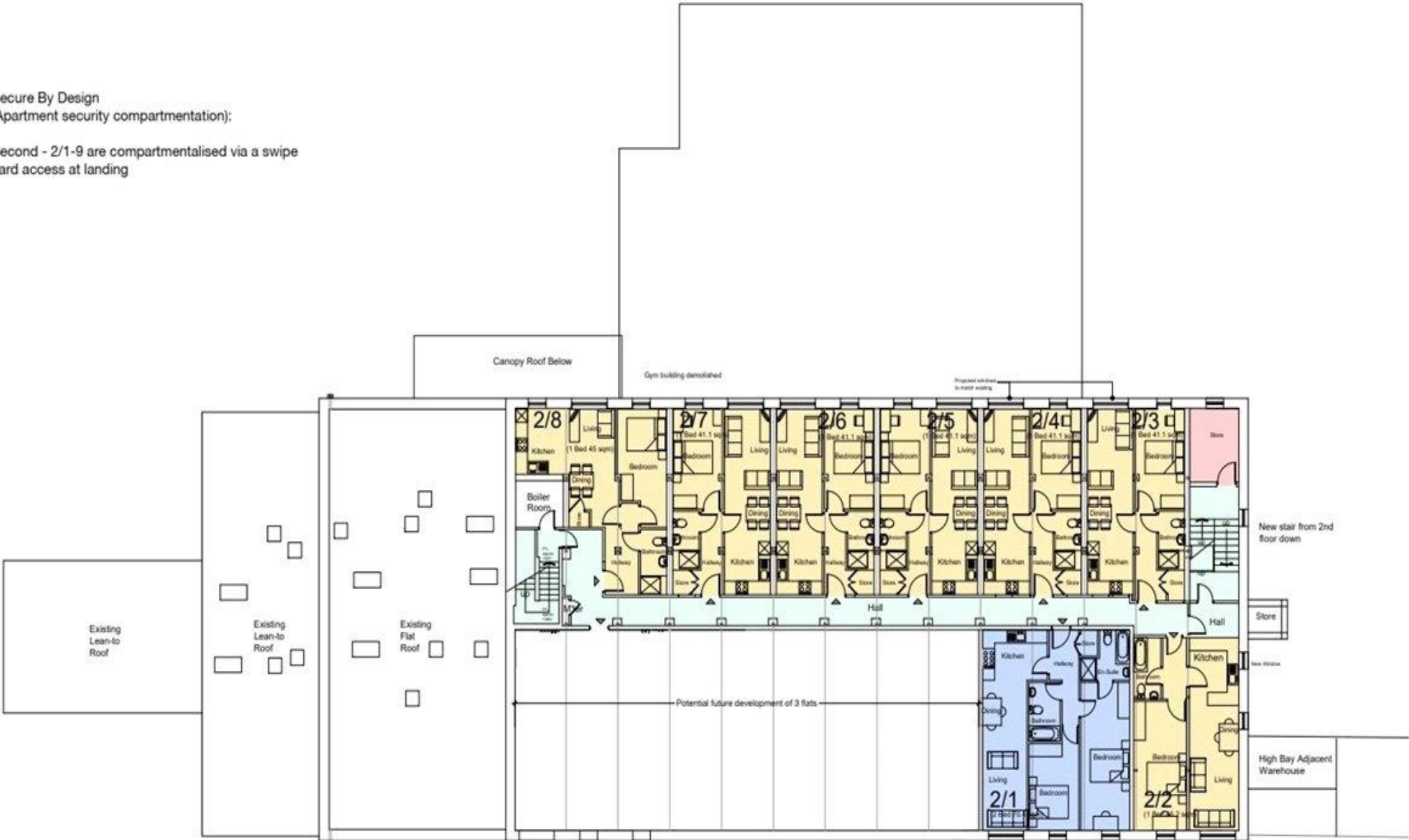


Proposed First Floor Plan



Secure By Design  
(Apartment security compartmentation):

Second - 2/1-9 are compartmentalised via a swipe  
card access at landing



Proposed 2nd Floor Plan

Illustrative images of some of the existing apartments;







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	