



**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

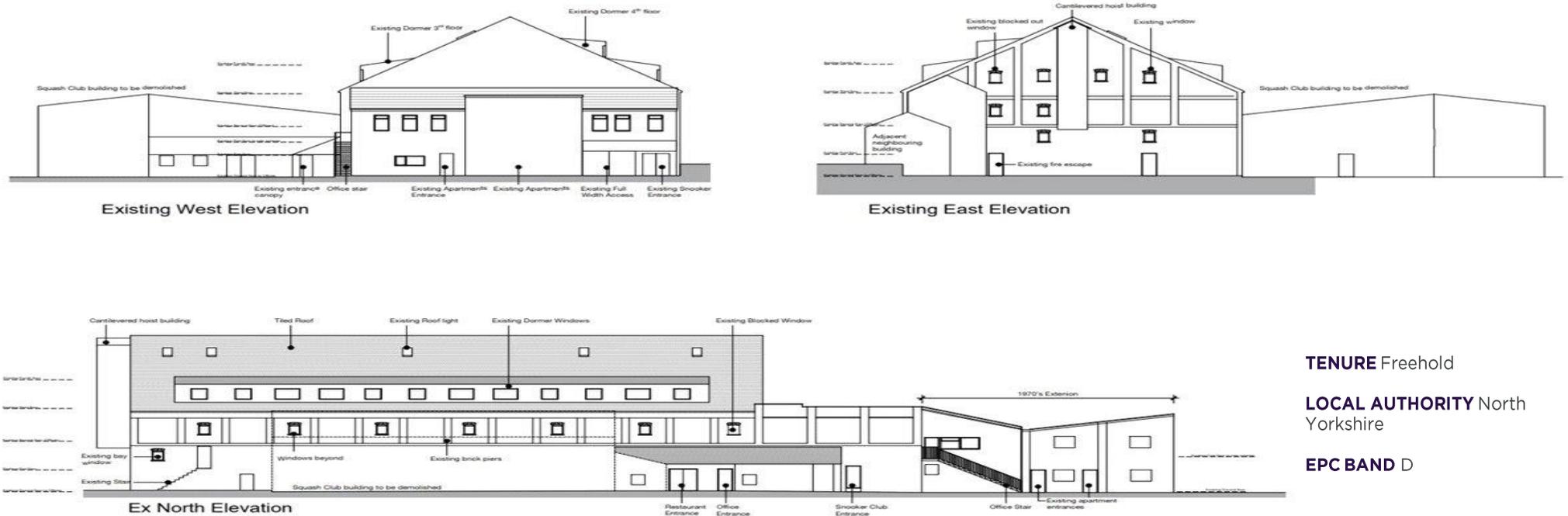
**Planning Decision:** No 2019/0961/FULM, issued by Selby District Council on 24 June 2022. Further planning information is available upon request.

## 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

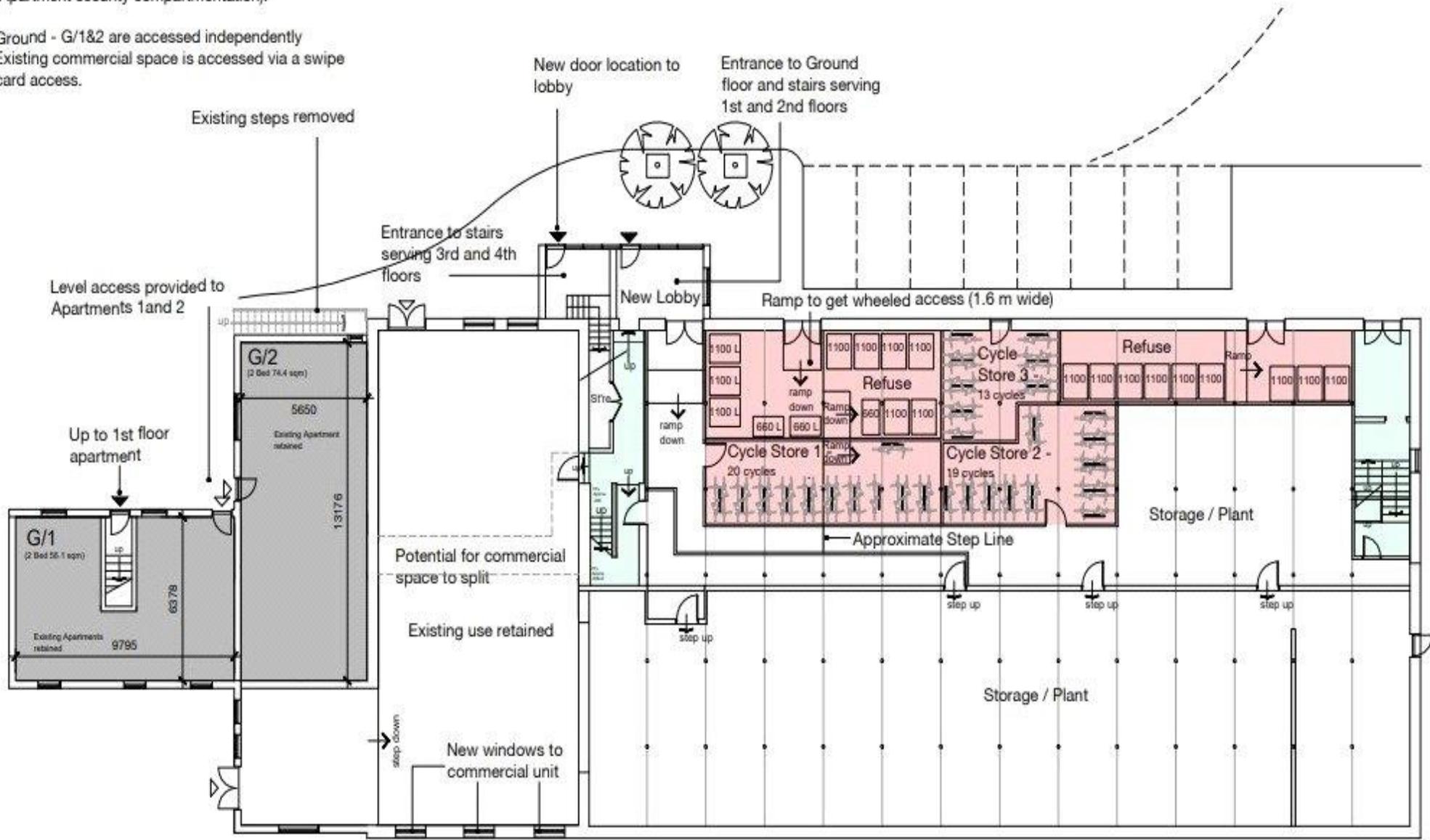
**LOCAL AUTHORITY** North  
Yorkshire

**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

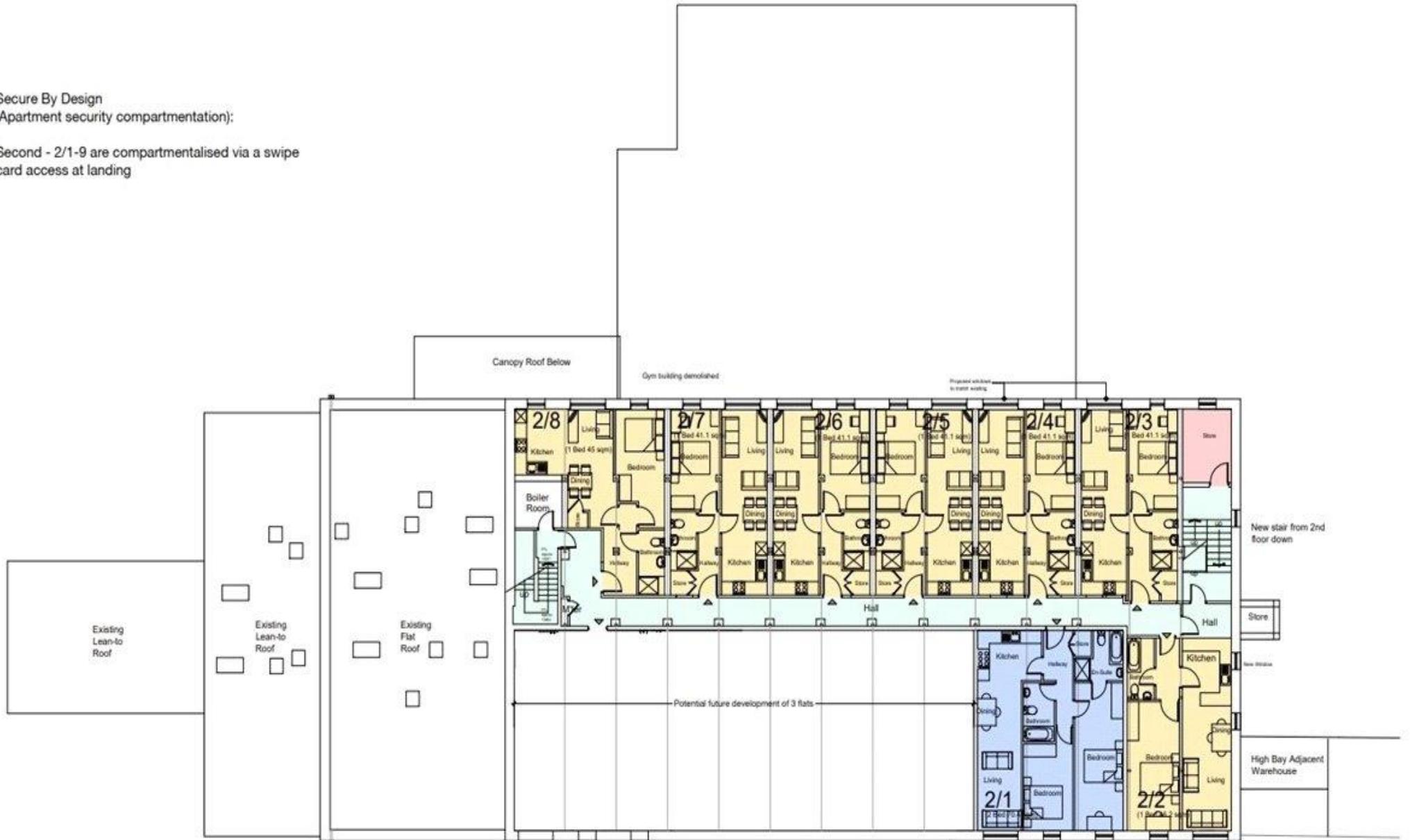


Proposed First Floor Plan

Adjacent Warehouse

Secure By Design  
(Apartment security compartmentation):

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



Proposed 2nd Floor Plan

Neighbouring Warehouse Roof Below

Illustrative images of some of the existing apartments;



