

RICHARDSON & SMITH

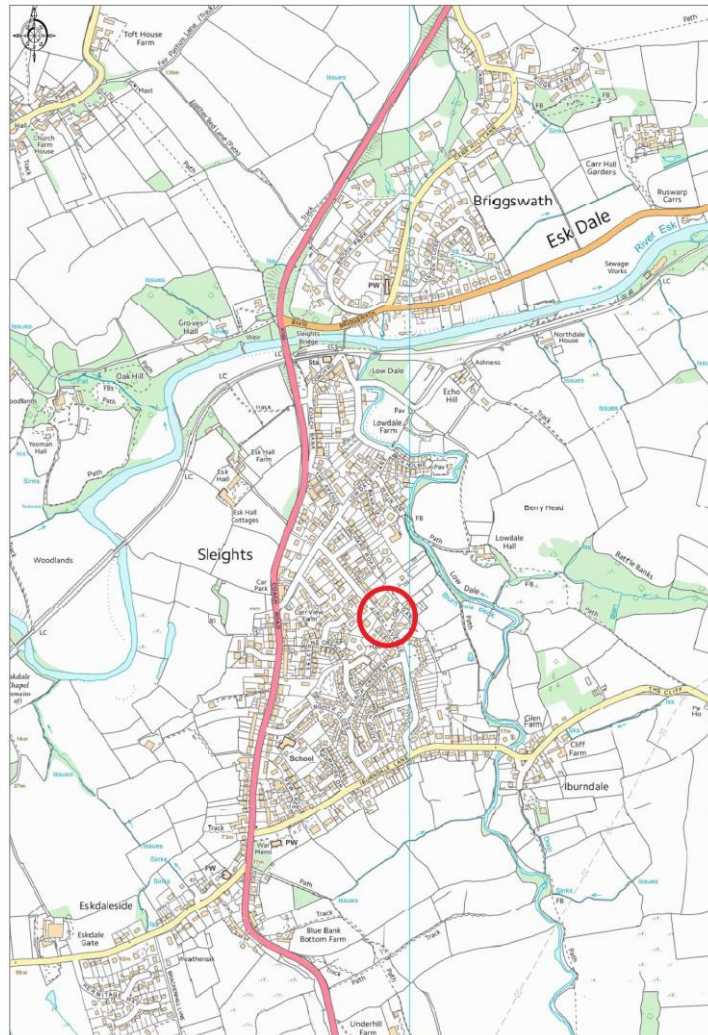
Chartered Surveyors

Estate Agents

Auctioneers

Valuers

FOR SALE BY PRIVATE TREATY A SINGLE BUILDING PLOT ON LOW GARTH, SLEIGHTS.



FULL PLANNING PERMISSION HAS BEEN GRANTED FOR THE CONSTRUCTION OF A 3 BEDROOM DETACHED PROPERTY IN THIS POPULAR VILLAGE. THE LARGELY LEVEL PLOT IS SITUATED OFF A PRIVATE ROAD IN THE CENTRE OF THE VILLAGE, CLOSE TO ALL AMENITIES

GUIDE PRICE OF £150,000

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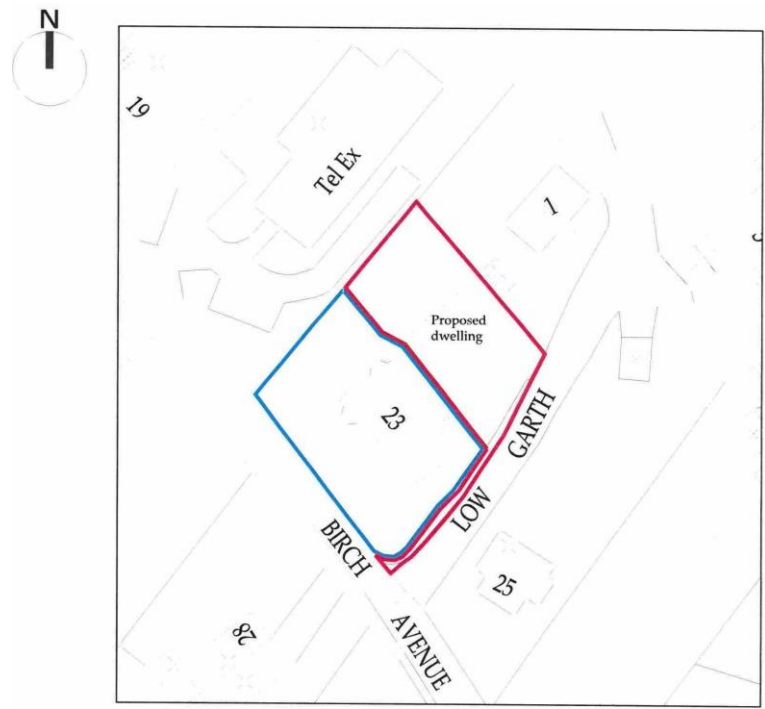
James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

This development site has permission for the building of a detached 3 bedroom home which is now offered for sale and represents the perfect opportunity for a developer or a private individual interested in building their dream property. Situated off a private road in the centre of this very popular village, the plot is within easy walking distance of all the village amenities and provide access to the surrounding area. Low Garth is a quiet cul-de-sac comprising of 3 main dwellings off Birch Avenue.



PROPOSED



Block Plan
Scale 1:500

GENERAL REMARKS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Services: It is understood that mains sewerage is available to the site. Mains water, gas and electricity are also all available. Buyers should check the availability and adequacy of services for themselves.

Directions: From Whitby take the A171 Guisborough Road before turning left onto the A169 Pickering Road. Drive to the village of Sleights, crossing the river before taking the 2nd left turn onto The Avenue. Continue to the end turning right up Lowdale Lane and then left onto Birch Avenue. Low Garth is situated approximately halfway along on the left and the plot is on the left marked by the Richardson and Smith 'For Sale' board.

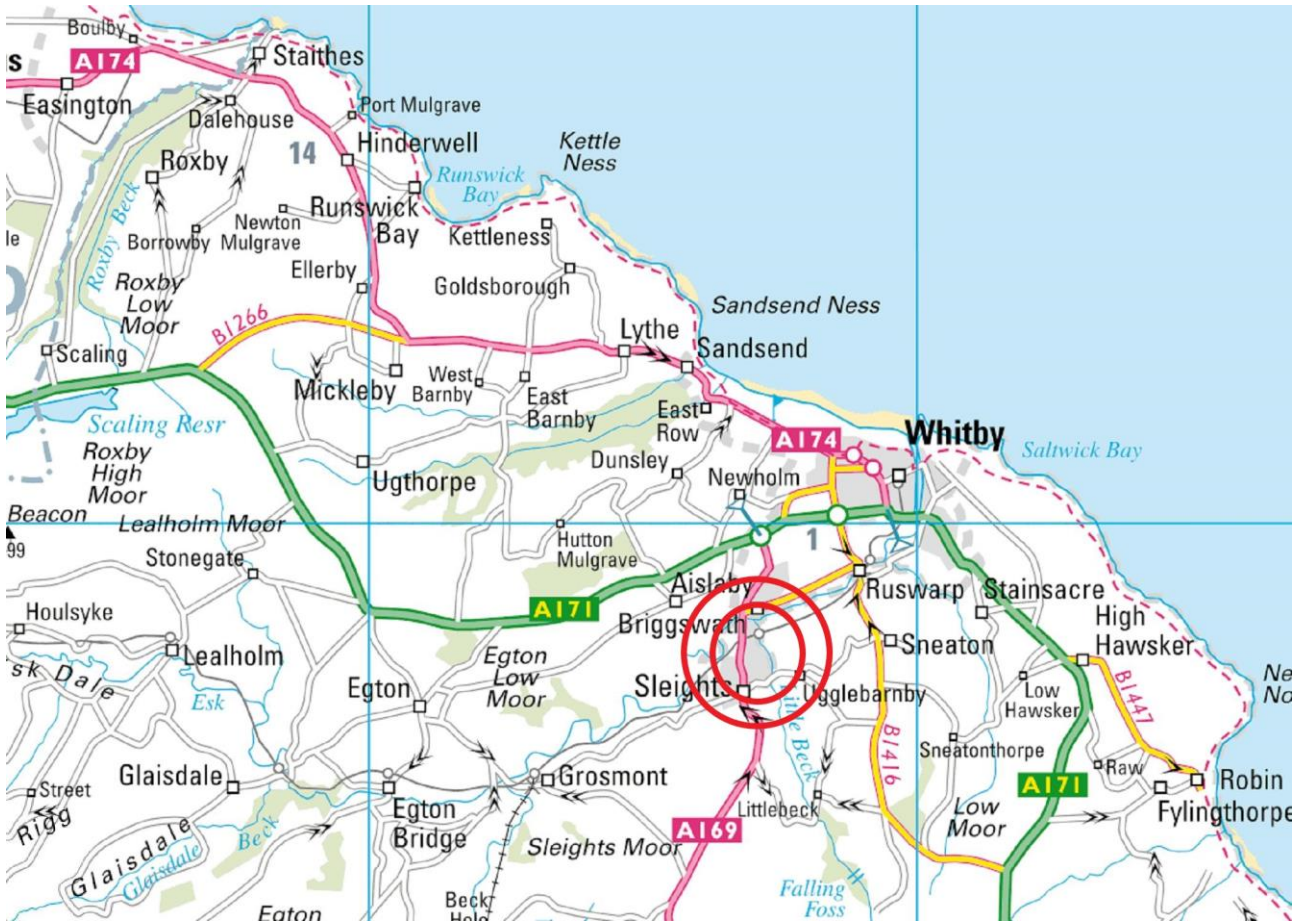
Post Code: YO22 5DD



PLANNING

Full planning permission was obtained on 5th January 2022 for the development of a residential property. NY Planning Decision No 21/02463/FL.

Copies of the planning decision notice and associated documentation etc are available from the North Yorkshire Planning website. Simply go to the planning section and then click on the button to search for planning applications and then enter the planning reference above.



IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



View all of our residential properties for sale on the internet website: www.rightmove.co.uk



Call us for a free appraisal of your property if you are considering selling



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