

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## A LARGE SINGLE BUILDING PLOT IN LEALHOLM VILLAGE.



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

**FULL PLANNING PERMISSION (WITH CONDITIONS) HAS BEEN GRANTED FOR THE CONSTRUCTION OF A PROPERTY ON A GENEROUS PLOT. THE PLOT IS SITUATED ON THE CENTRE OF THIS POPULAR VILLAGE AND ENJOYS A STUNNING WESTERLY ASPECT OVER THE SPORTS FIELD TO THE REAR.**

**GUIDE PRICE OF £175,000**

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

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## PARTICULARS OF SALE

This generous development site has permission for the building of single residential subject to National Park's local occupancy conditions. The plot is now being offered for sale and represents the perfect opportunity for a developer or a private individual interested in building their dream property. Situated in the centre of the village, backing on to the sports field, the plot is within easy walking distance of all the village amenities and provides access to the surrounding area.

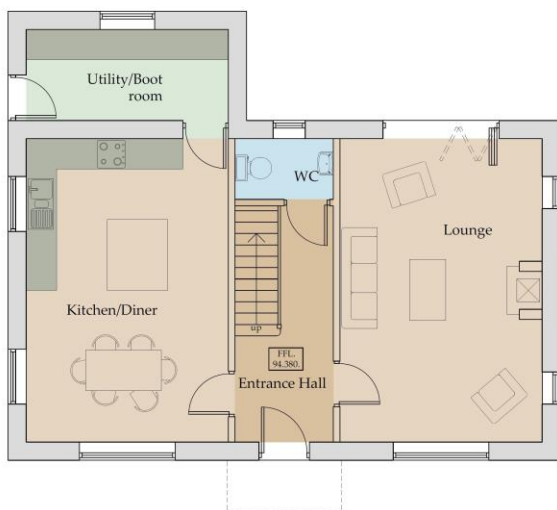


## PLANNING

The property obtained grant of planning permission dated 17<sup>th</sup> April 2024 for the development of a residential dwelling subject to the National Park's local occupancy restrictions. NYMNP Planning Reference: NYM/2023/0310.

Local occupancy in this context means a person who has been resident in the National Park for at least the previous three years; or is currently in employment in the National Park; or has an essential need to live close to relative(s) who are currently living in the National Park; or has an essential requirement for substantial support from relatives who are currently living in the National Park; or who are former residents whose case for needing to return to the National Park is accepted by the Authority.

Copies of the planning decision notice and associated documentation etc are available from the NYMNP website or from the selling agents.



Ground Floor Plan



First Floor Plan

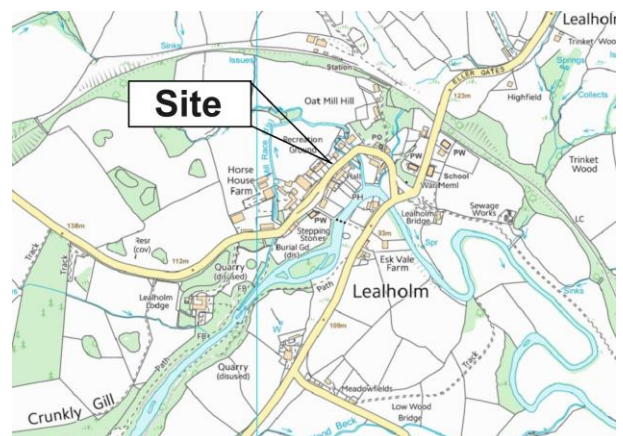
## GENERAL REMARKS

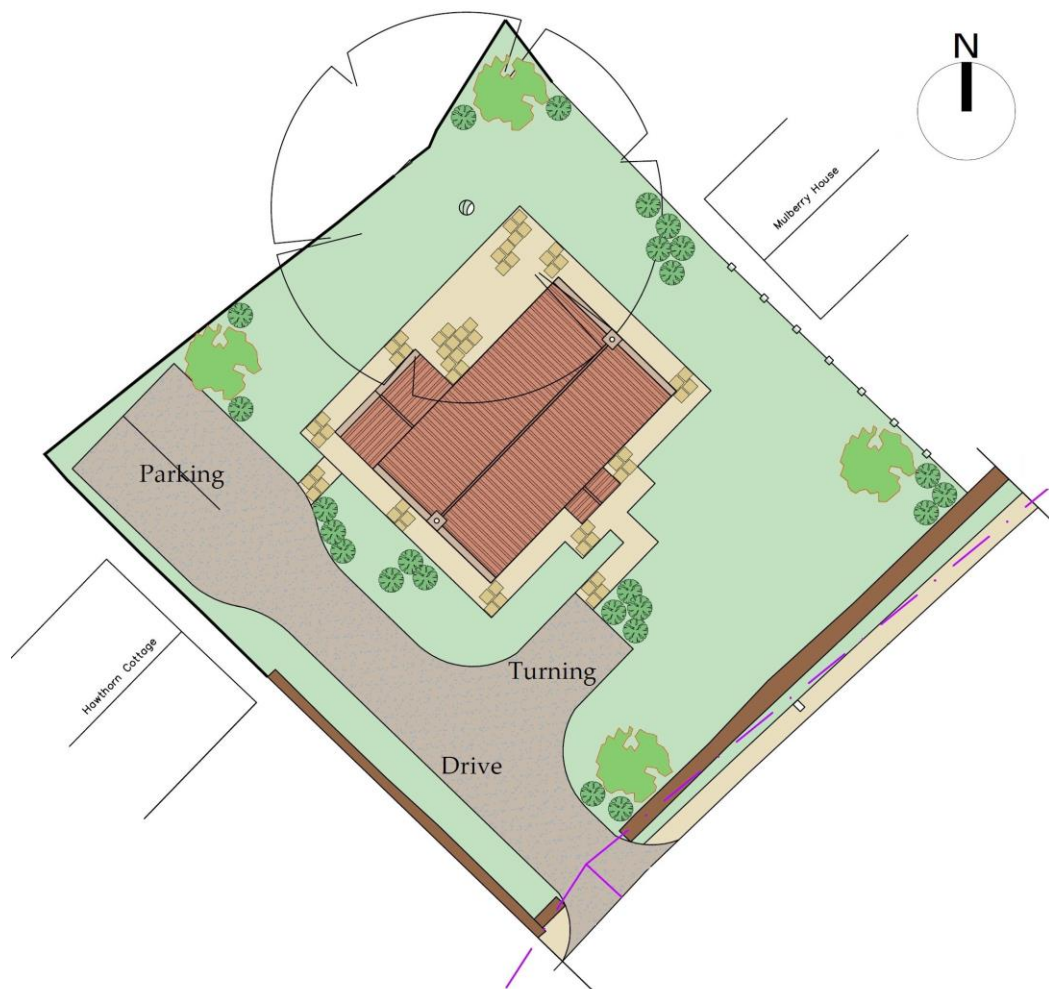
**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Services:** Buyers should check the availability and adequacy of services for themselves.

**Directions:** From Whitby take the A171 Guisborough Road for approximately 6 miles before turn left to Lealholm. Go through Stonegate, continuing down to Lealholm. Once in the village take the right turn to Danby, passing the village shops and Shepherd's Hall, with the plot being on the right hand side, marked by a Richardson and Smith board.

**Post Code:** YO21 2AQ





○ Block Plan

**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.*



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