



## Building Plot with outline planning permission, Low Worsall, Yarm,

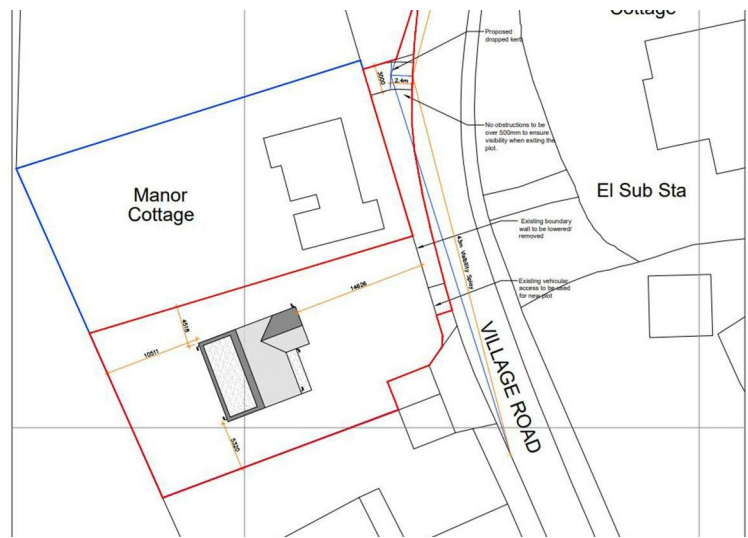
Offered for sale by the MODERN METHOD OF AUCTION.

An exciting opportunity to purchase an individual building plot within the village of Low Worsall, with outline planning permission to construct a detached dwelling, granted by North Yorkshire Council on 1st December 2023. The plot is 0.14 of an acre, or thereabouts.

Sites of this nature are rarely available and the appeal of this particular plot is added to by its wonderful position on Village Road, just a short stroll from the Village Green and enjoying a sunny south-west rear aspect with views over open countryside.

The site lies adjacent to Old Manor Cottage, in picturesque Low Worsall with its village community, popular local pub and scenic countryside surroundings. It is a short drive to Yarm's cobbled high street and to a range of well-regarded local schools, shops, restaurants and bars. Yarm railway station provides links to Newcastle, Edinburgh, York and London. The A19 trunk road is also easily accessible (4.2 miles).

**Auction Guide £210,000**



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### Auctioneer's comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

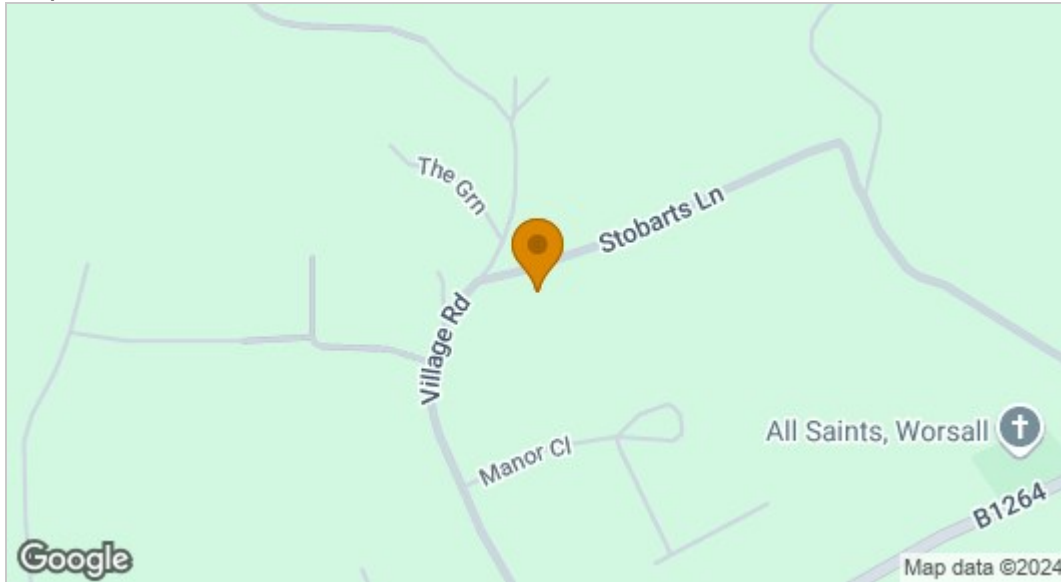
A Buyer Information Pack is provided. The winning bidder will pay £349 (Inc. VAT) for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

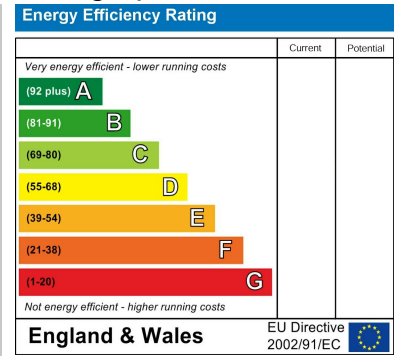
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



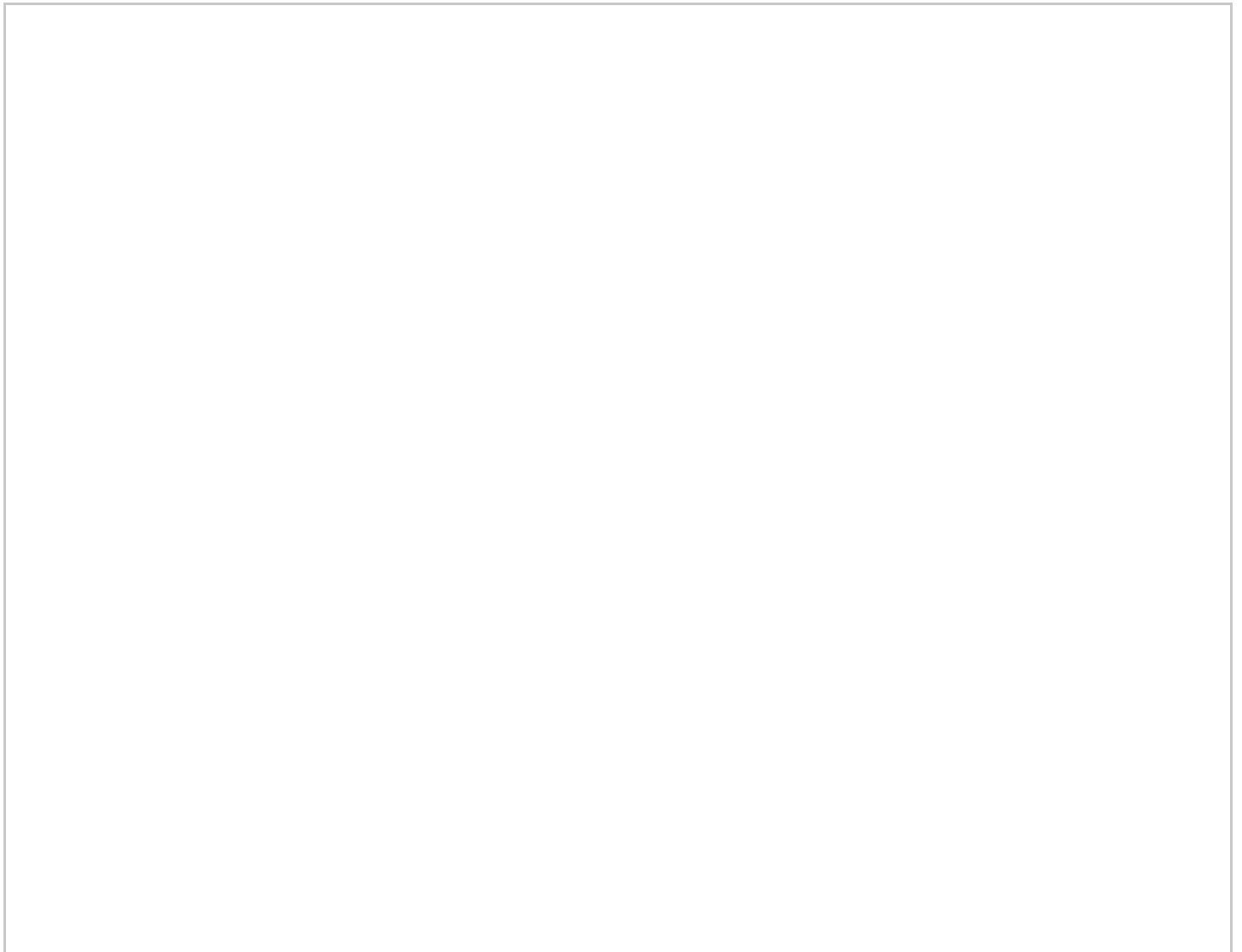
## Map



## EPC graph



## Floor Plan



### VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.