

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. Est. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



Brough Building Plot, Brough

- Great Opportunity To Buy A Development Plot
- Quiet Village Location
- 495m2 Plot
- Outline Planning For Single Storey Dwelling
- 3 Bedrooms
- Large Garden & Ample Parking
- Perfect Self Build Or Investment Opportunity

Postcode: **CA17 4BL**

Tenure: **Freehold**

Council Tax Band:

Energy Efficiency Band: **To be confirmed**

Local & Planning Authority:

Guide Price: £85,000



Rare opportunity to purchase building plot extending approximately 495 metres square in a very quiet location in the village of Brough.

Brough has a village shop, primary school, outreach post office, hotel, and public house. There are regular bus services to Kendal and Penrith and easy access to the Carlisle – Settle Railway at Kirkby Stephen and Appleby. Secondary schools are either the highly regarded Kirkby Stephen or Appleby Grammar schools. The town is just five miles from the popular market town of Kirkby Stephen which itself has a variety of day-to-day amenities including supermarket, general shops, banks, hotels, public houses, restaurants and various sporting facilities. Brough is also close to the A66 for Scotch Corner (A1[M]) and Penrith (M6), the Lakes and Carlisle and to the south via Kirkby Stephen to Tebay (M6) for Kendal and Lancaster.

This plot obtained outline planning permission for a single storey property. The outline planning is for a three bedroom detached property with large garden and off road parking.

As part of the development, a fence is to be constructed to the same height and specification to that of the existing fence which forms the boundaries of Manager's House and The Old Malt Shovel. The fence will enclose the Northern and Western boundaries. The fence will be owned by the prospective purchaser and will be responsible for the maintenance.

On the indicative plan, the height of the fence is lowered near the windows of the proposed dwelling to enjoy the view to the West of the open field. The height of the fence is to be maintained to the North.

The wall adjacent to the track leading to the properties of Manager's House and The Old Malt Shovel, and the wall to the South, is to be included in the purchase and if desired, the stone could be used for stone facing. However, as part of the purchase, the wall is to be removed and replaced with a fence. The dimension of this is to be 3.6m which is slightly wider than the existing dimension of the width of the track.

At the South end of the site, adjacent to the road, access will be allowed at the bottom of the track to allow access to the building plot.

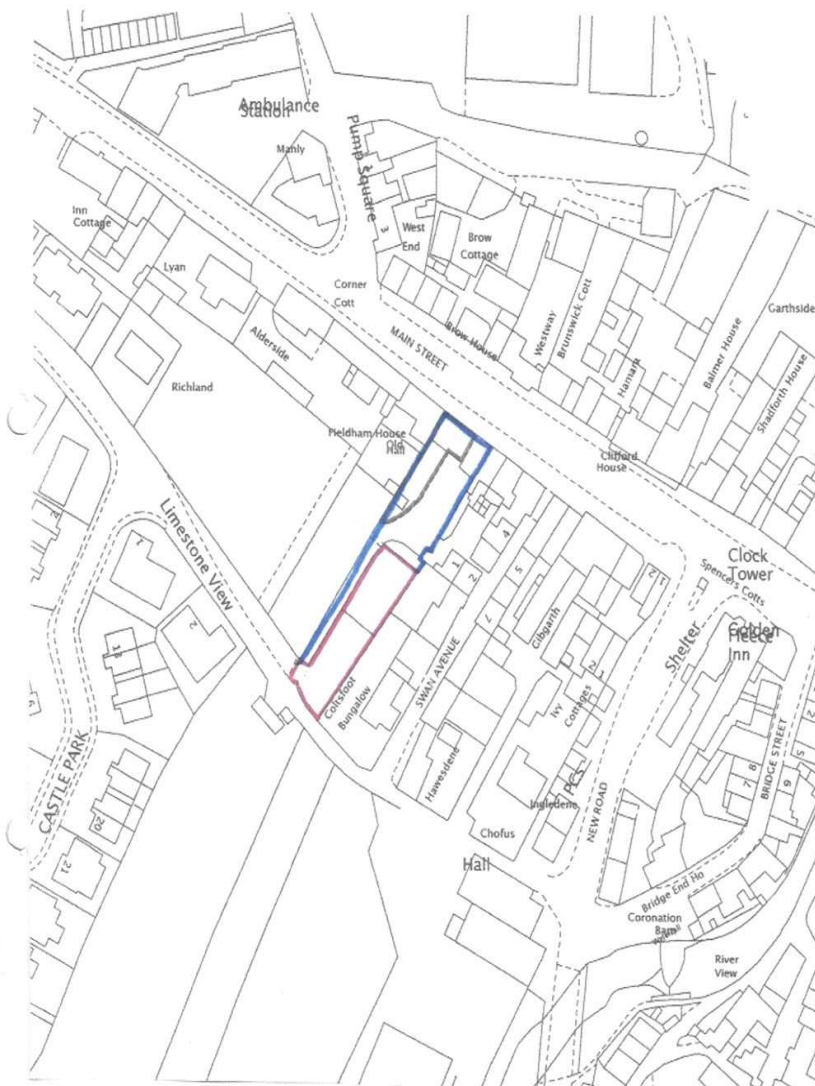
The purchaser will have no access along the existing track to the rear of the plot which is access for Manager's House and The Old Malt Shovel.

Agents Notes Drainage has been connected to the plot and as this work has been carried out, a completion certificate has been issued by Westmorland And Furness Council. There is no timescale for completion.

The sewer pipe runs to the North East corner of the plot and there is an inspection chamber between the plot boundary and the fence of Manager's House. Access to the inspection chamber will be granted as part of the sale.

The extent of the land is marked with a rudimentary fence to the North West.

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



scale 1:1250

