



RESIDENTIAL DEVELOPMENT OPPORTUNITY (WITH OUTLINE PLANNING CONSENT)

1.35 ACRE (0.55 HA) APPROX.

**LAND OFF LUMLEY LANE, KIRKBY FLEETHAM, NORTHALLERTON,
NORTH YORKSHIRE, DL7 0SL**

**A GREENFIELD SITE WITH OUTLINE PLANNING CONSENT FOR THE ERECTION
OF 5 DWELLINGS WITH ACCESS AND LAYOUT CONSIDERED. LOCATED TO
THE WEST OF THE ATTRACTIVE VILLAGE OF KIRKBY FLEETHAM.
COMPRISING APPROX. 1.35 ACRES (0.55 HA).**

Price Guide: - £900,000

FOR SALE BY PRIVATE TREATY

LOCATION

The land is located to the west of the village of Kirkby Fleetham, approximately 9 miles from the city centre of Northallerton.

DESCRIPTION

The proposed site is bordered to the north and west by open countryside, residential properties to the east and Lumley Lane to the south.

PLANNING MATTERS

The site has outline planning consent (21/00582/OUT), for the erection of 5 dwellings with access and layout considered, the indicative total floor area being 11,500sqft. Access is taken directly off the public highway, Lumley Lane.

The design principle is that of a former farmstead, with a farmhouse, a pair of cottages and two converted barns, mimicking those seen throughout the district.

METHOD OF SALE

The property is offered for sale by Private Treaty although the vendors reserve the right to conclude the sale by any other method.

IMPORTANT NOTICES

If you have downloaded these details from our website, please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

DIRECTIONS

From Northallerton take the B6271 Yafforth Road, in a westerly direction passing through Yafforth and Great Langton. On leaving Great Langton turn left onto Lowfield Lane which leads to the centre of Kirkby Fleetham village. Continue through the village and on leaving the village the site is located on the right hand side identified by the "For Sale" board.

From the A1(M) leave at junction 51 and follow signs to Exelby Services. Just before the services turn right onto Low Street continue for approximately 2.5 miles before turning right onto Lumley Lane heading towards Kirkby Fleetham. Just before entering the village the site is located on the left hand side identified by the "For Sale" board.

GENERAL MATTERS

SERVICES

We are not aware of any services connected to the site. However, we understand that mains services are available nearby. Any buyer should make their own enquiries regarding the availability and suitability of the services.

TENURE & OCCUPATION

The property is sold Freehold and Vacant Possession will be available upon Completion of the sale.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to all rights of way, both public and private, whether mentioned in these particulars or not which may affect the property.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants both public and private, whether mentioned in these particulars or not.

PLANS, AREAS & MEASUREMENTS

The plans used in these particulars are for identification purposes only. All boundaries, dimensions and areas are approximate and subject to verification in the title documents.

VIEWING

Strictly by appointment with the agents: Lister Haigh (Yorkshire) Limited 01423 860322

Contact: Giles Chaplin at Lister Haigh (Yorkshire) Ltd, 106 High Street, Knaresborough. Tel: 01423 860322
Mob: 07517 909101

Email: gileschaplin@listerhaigh.co.uk



Development Sales and Development Appraisals

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

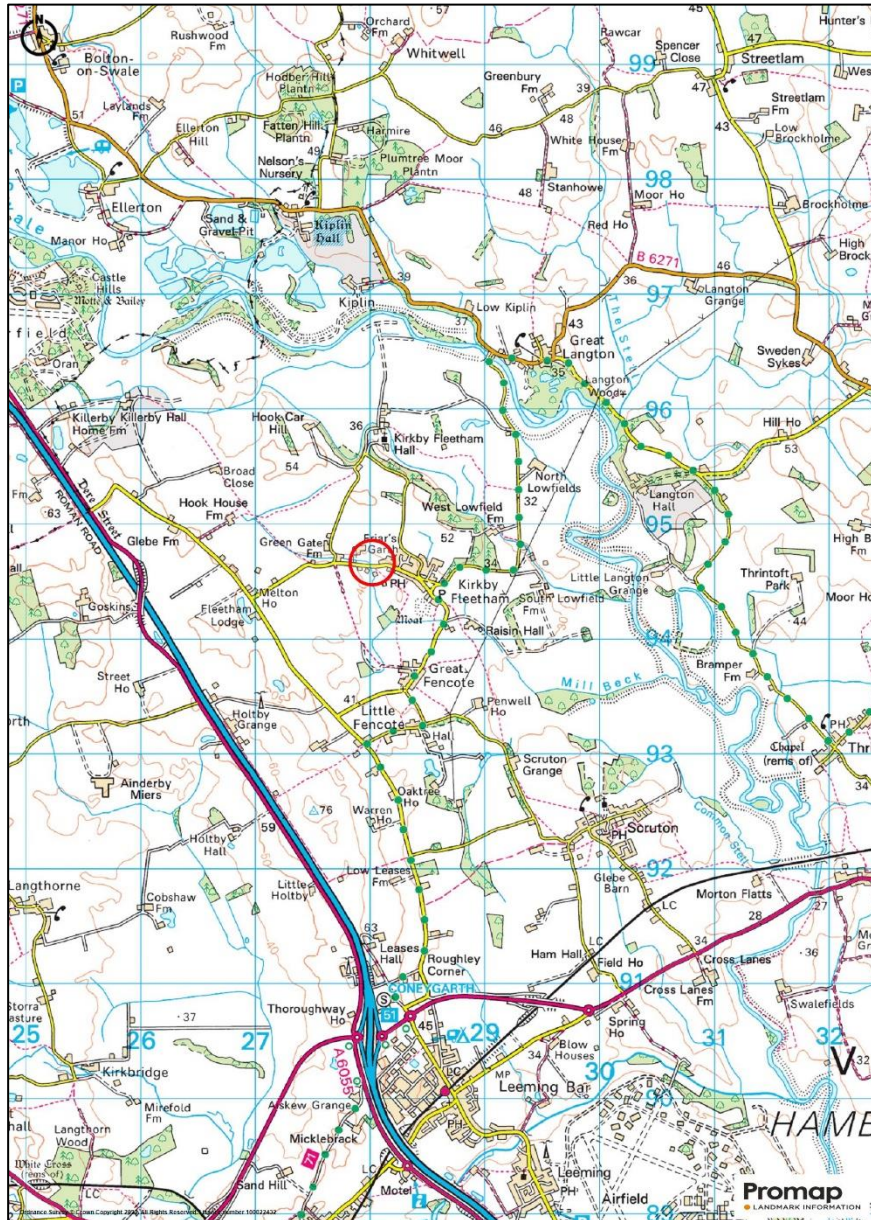
Giles Chaplin (Knaresborough Office) on 01423 860322

John Haigh (Knaresborough Office) on 01423 860322

Peter Vernon (Knaresborough Office) on 01423 860322

Lister Haigh Development Services

- Valuations
- Strategic Planning
- Development Planning
- Compensation Claims
- Plans & Mapping



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs. Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs. Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Details Prepared: 20th January 2022

Regulated by the RICS