

RESIDENTIAL DEVELOPMENT OPPORTUNITY (WITH FULL PLANNING PERMISSION)

0.54 ACRE (0.22 HA) APPROX.

CHAPEL GARTH, CATTON, THIRSK, YO7 4BY

A DEVELOPMENT OPPORTUNITY WITH FULL PLANNING PERMISSION FOR THE ERECTION OF 3 NO. DWELLINGS OF APPROXIMATELY 5,444 SQFT (506SQM). LOCATED WITH THE VILLAGE OF CATTON. COMPRISING APPROX. 0.54 ACRE (0.22 HA).

Guide Price: - £495,000

FOR SALE BY PRIVATE TREATY

LOCATION

The site is located within the quiet village of Catton just to the West of Thirsk on a quiet road surrounded by countryside. The location lends superb access to the A1 and also the market towns of Ripon & Thirsk. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate. The village is approximately 4 miles from the A1(M) motorway and 3 miles from the A168 which links to the A19.

DESCRIPTION

The current site comprises of a former dilapidated red brick barn, with former yard areas to the north and south. The site now benefits from full planning permission for the erection of 3 No. new build dwellings on the approximate footprint of the former building.

The permission provides for a 2 bedroom bungalow 150sqm (1,614 sqft) with detached double garage, a 4 bedroom dwelling 192sqm (2,065 sqft) with integral single garage and a 3 bedroom dwelling 164sqm (1,753 sqft) with detached double garage. All properties have garden areas to the north and south.

PLANNING MATTERS

The site has full planning permission (ZB23/01510/FUL), for the demolition of the existing brick barn and erection of 3 No. dwellings and 2 No. double garages and provision of associated domestic curtilage. The total floor area being 506sqm (5,444 sqft). Access is taken directly off the public highway, Turkey Lane in the centre of the village.

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.

DIRECTIONS

From A1(M) leave at junction 50 and follow signs to Thirsk A61. Proceed through Baldersby and over the bridge at Skipton on Swale and take the first right hand turn to Catton. Continue into the centre of the village and the site is located on the right hand side identified by the "For Sale" board.

GENERAL MATTERS

SERVICES

We are not aware of any services connected directly to the site. However, we understand that ducting to mains water and electric are in place.

The cost of maintenance of the road, sewer and village green will ultimately be shared between the 3 dwellings plus 4 existing dwellings.

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

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.

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:

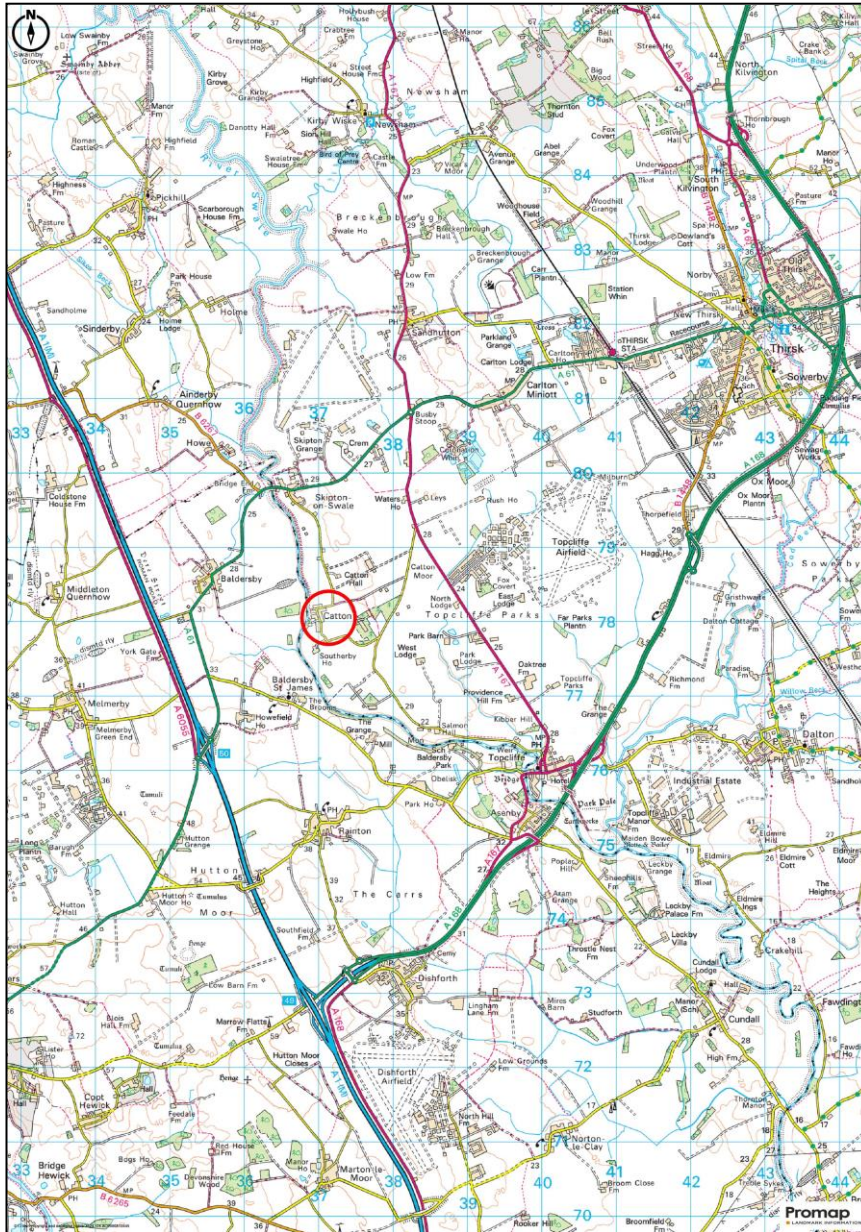
Giles Chaplin (Knaresborough Office) on 01423 860322

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

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Details Prepared: 24th January 2024

Regulated by the RICS