



HORNBY ROAD, APPLETON WISKE, DL6

OFFERS IN THE REGION OF £650,000



Northallerton  
Estate Agency

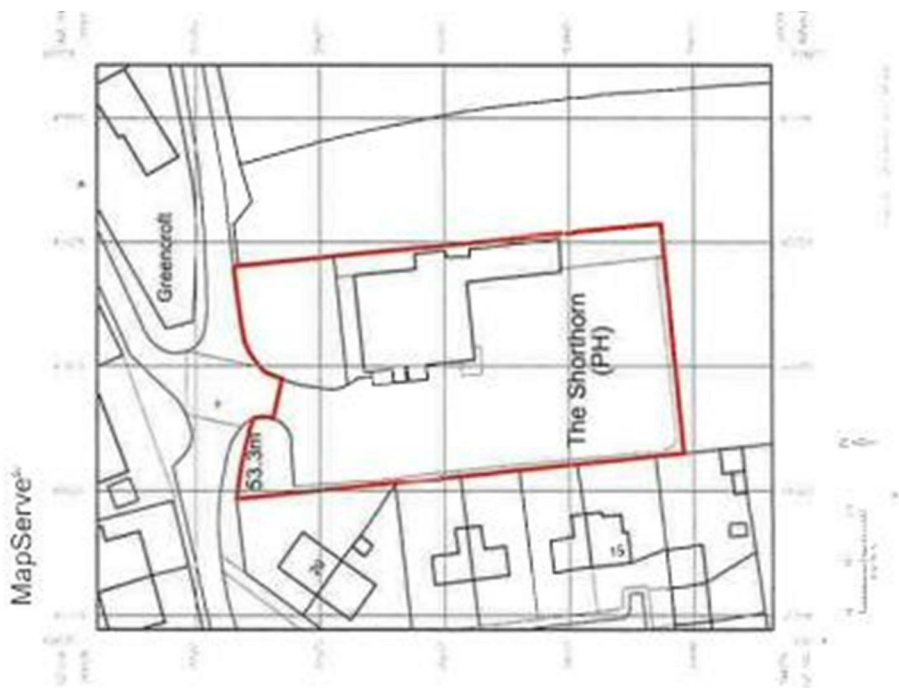


# Hornby Road

Appleton Wiske, DL6

**DEVELOPMENT OPPORTUNITY WITH OUTLINE PLANNING PERMISSION FOR UP TO 4 DWELLINGS IN THE LOVELY VILLAGE OF APPLETON WISKE.**

- **OUTLINE PLANNING PERMISSION**
- **VIEWS ONTO OPEN COUNTRYSIDE**
- **VILLAGE SHOP & POST OFFICE**
- **VILLAGE LOCATION**
- **PLOT EXTENDING TOO 1 ACRE**
- **OFSTED RATED 'GOOD' PRIMARY SCHOOL**



Opportunity for the development of 4 residential dwellings , with an existing former public house included; The Shorthorn Inn. Scope for planning amendments subject to purchase requirements. The site benefits from views over open countryside and is in easy reach of the A19.

**Plans & Areas**  
The Plans are provided for identification only. Potential purchasers must satisfy themselves with the property.

**Wayleaves, Easements & Rights of Way**  
The land is sold subject to and with the benefit of all rights of way, whether public, or private, light, water, drainage, sewage, support and easements and other restrictive covenants, and existing and proposed wayleaves for masts, pylons, cables, water, gas pipes whether mentioned in these particulars or not.

**Planning**  
Reference: ZB23/01373/OUT

**Local Authority**  
North Yorkshire County Council

**Boundaries**  
Shown in Red

**Tenure**  
The property is freehold and sold with vacant possession

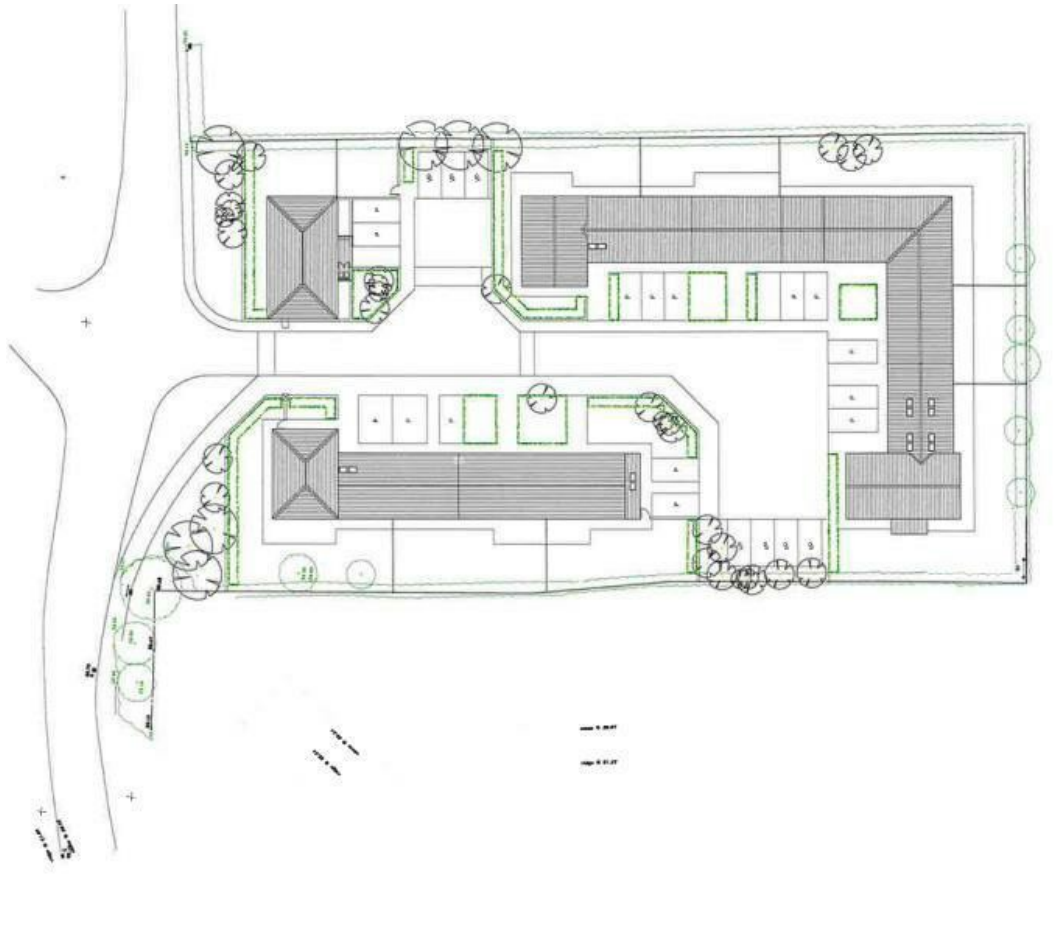
**Viewings**  
Viewings are strictly by appointment, please contact our office 01609 771759 to arrange a viewing





Call us to arrange a viewing on **01609 771959**





Energy Efficiency Rating		Current	Potential
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0	G		
<small>           (All energy related - higher savings costs)            (All energy related - lower savings costs)         </small>			
<small>           England &amp; Wales            EU Directive            2002/91/EC         </small>			

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
  - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
  - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
  - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
  - Any plans may not be to scale and are for identification purposes only.
  - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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