

BuildingPlot

Hudswell



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PLOT

A rare opportunity to purchase a desirable building plot with full planning permission for a four bedroom family home with single garage and a paddock totalling 3.51 acres. Further land measuring approximately 5.83 acres is also available to purchase.

LOT ONE

Planning permission has been granted for a detached four bedroom house extending to 128.4m² with separate garage measuring 18.4m². (Coloured Green)

The accommodation comprises: - Ground Floor: Entrance Lobby, Lounge/Dining Room, Kitchen and Utility Room. First Floor: Four Bedrooms and Family Bathroom.

Externally: there is planning for a Garage measuring 18.4m², with space available to allow for off street parking and turning on the site. There is a separate access which provides entry to the paddock located at the rear which measures approximately 3.26 acres.



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INFORMATION

LOT TWO

Two principal enclosures measuring approximately 5.83 acres which adjoins Lot One with the benefit of its own separate access. (Coloured Red)

LOCATION

The building plot is located centrally with the popular North Yorkshire village of Hudswell. The village of Hudswell has a local community pub and has great walks which allow you to take in some of the beautiful scenery. The village is a short distance from the historic market town of Richmond on the edge of The Yorkshire Dales National Park and provides good local facilities together with excellent schools and commuting links to the A1(M) north and south and A66 east and west.

WHAT3WORDS

<https://what3words.com>

The world is divided into 3 metre squares and each square is given a unique combination of three words.

[///obscuring.quality.suppose](https://obscuring.quality.suppose)

ACCESS

Access to the building plot is taken from the main council-maintained road running through the village

PLANNING

Application reference: ZD24/00431/FULL

Proposed Development: Full Planning Permission for Detached Dwelling

Decision: Approved

Decision Date: 2nd April 2025

OVERAGE

Lot Two is to be sold subject to overage for any use other than agricultural/equestrian or forestry based uses. The overage is for a term of 50 years based at a rate of 50% of any uplift in value. This overage will be activated upon receipt of planning consent for anything other than the excepted uses and payable upon resale or remuneration of planning consent.

TENURE

The land is freehold, with vacant possession on completion.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining landowners (if any) affecting the same and all matters registerable by any competent authority pursuant subject to statute.

SERVICES

No services are connected. Mains water, mains electricity, and mains drainage are located nearby.

METHOD OF SALE

The land is offered for sale by private treaty. The vendor reserves the right depending upon the level of interest to proceed to final and best offers. The vendor further reserves the right to not accept the highest or any tenders received.

PRICE

Lot One - Offers in the Region of £200,000

Lot Two - Offers in the Region of £120,000

COSTS

Each party is to bear their own costs

VIEWINGS

Contact the agents for viewing arrangements T: 01833 638094 opt 1.

LOCAL AUTHORITY

North Yorkshire Council (Richmondshire area)

Mercury House

Station Road

Richmond

DL10 4JX

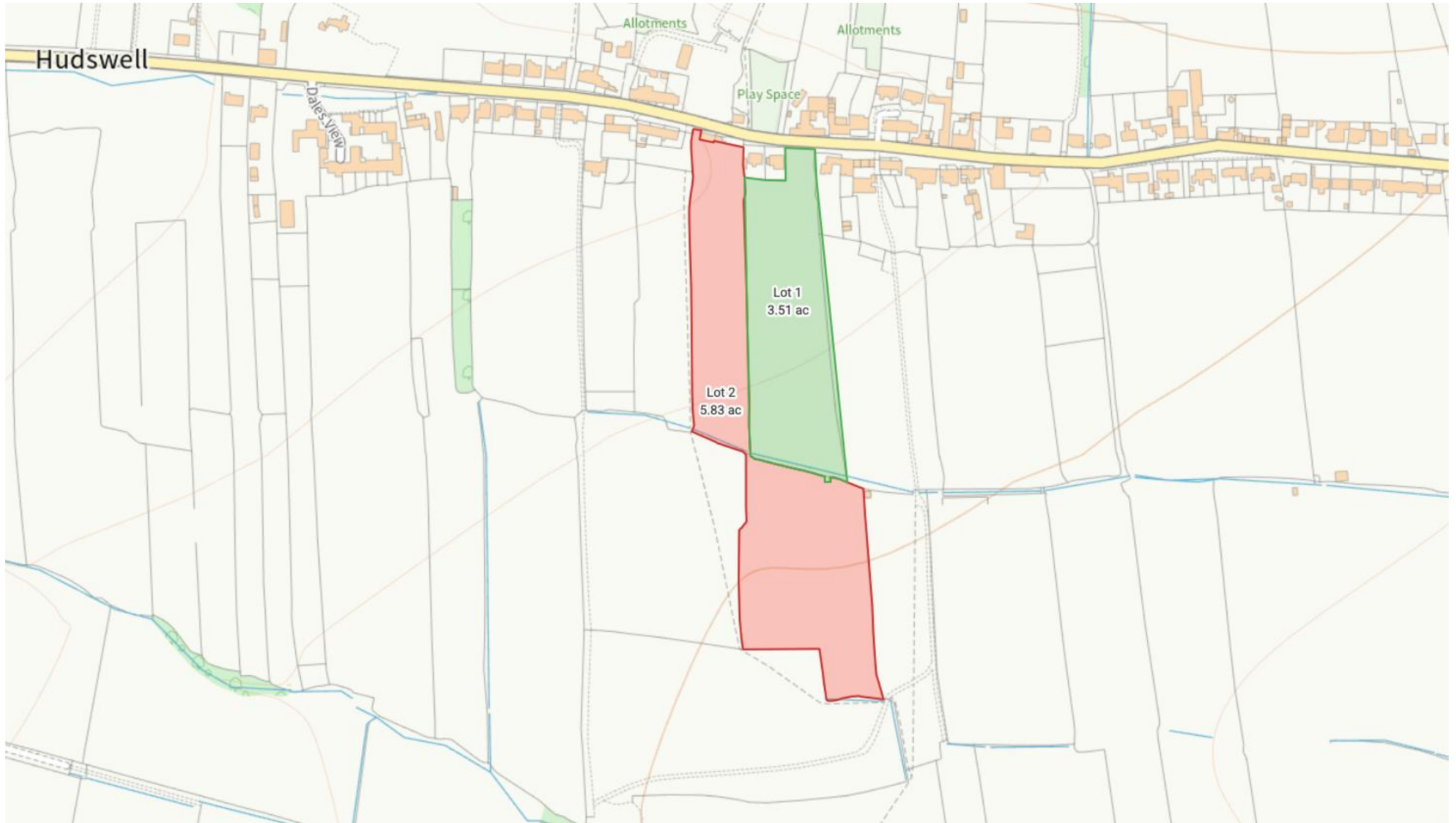
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BROCHURE

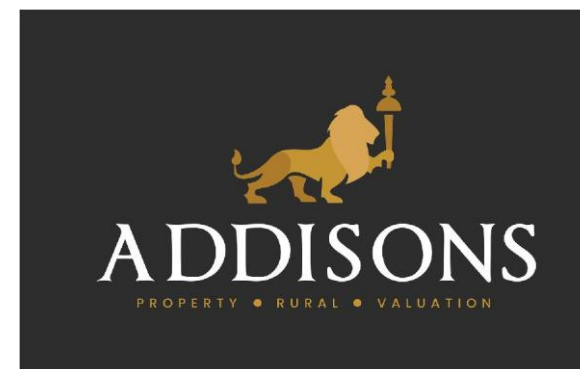
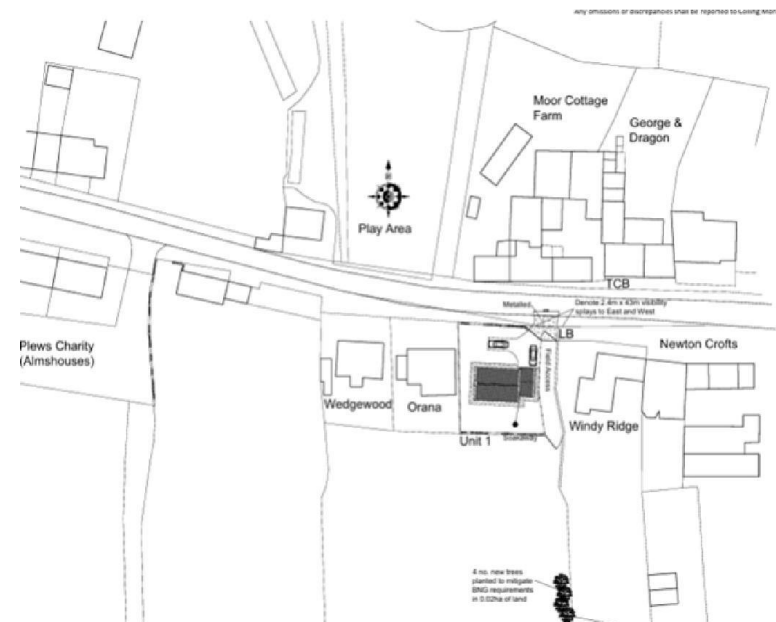
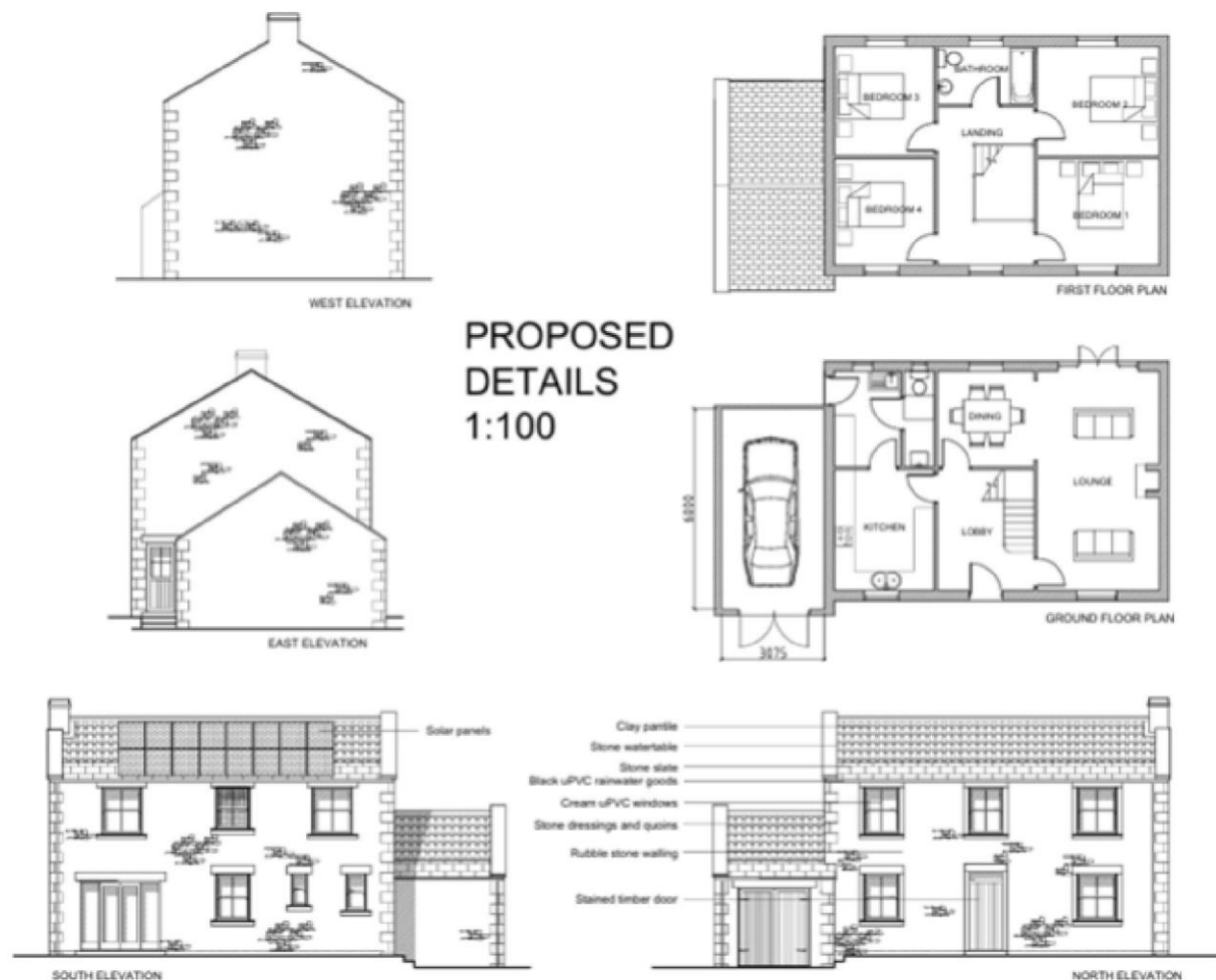
Photographs April 2025

Brochure April 2025

Plan of Lot One & Lot Two



Plan



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties **should not** rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

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