



LAND AT REETH

Back Lane, Reeth, North Yorkshire DL11 6TW



GSC GRAYS

PROPERTY • ESTATES • LAND

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The land at Reeth presents a development opportunity totalling c. 0.5ac. The land includes three buildings located on the site, two garages, a former agricultural store and redundant telephone exchange. The site is directly accessible from B6270 and extends north towards the town centre.

The site is located within the town of Reeth sitting within the Yorkshire Dales National Park and has an allocation of 8 units.

Reeth is set in the heart of the Yorkshire Dales National Park, in sought after Swaledale, The village has a number of amenities including; village shop, post office, GP surgery, bakery, several public houses, restaurants, cafés, speciality shops and a primary school. Reeth is ideally situated for those looking to enjoy the spectacular scenery and countryside of the Yorkshire Dales.



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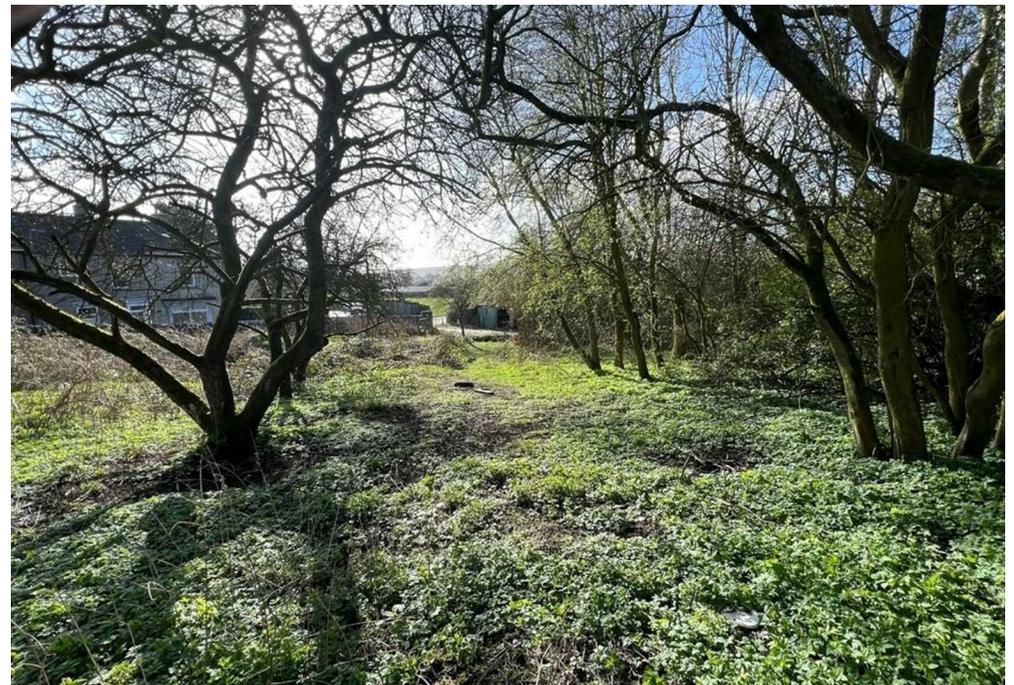
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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Technical Information

The client has commissioned a topographical survey and Phase 1 contamination survey which are available upon request.

Planning

The site has an Allocation in the Yorkshire Dales Local Plan for 8 units. (Any proposed development would be subject to planning approval and consultation with the Yorkshire Dales National Park authority in line with their existing policies.

Easements and Wayleaves

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

Method of Sale

The site is for sale freehold with vacant possession on completion. Offers are invited on an unconditional or subject to planning basis. Any offers are to be submitted to Samantha Ryan, GSC Grays: sh@gscgrays.co.uk.

Viewings

The site can be viewed from the roadside at any time during daylight hours, subject to having a set of the sales particulars and having been pre-registered with the agent. If a site inspection is required, this must be via private appointment with the selling agent, GSC Grays 01833 637000.

Health and Safety

We would ask that prospective purchasers are as vigilant as possible when making an inspection of the site, for your own safety, and no liability is accepted.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Particulars and Photographs

Particulars were written March 2023.

Photographs were taken March 2023

Areas Measurements and other information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy. The vendor reserves the right to change and amend the boundaries.

Selling Agent

GSC Grays 12 The Bank, Barnard Castle, DL12 8PQ

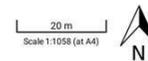
Tel: 01833 637 000

Email: sh@gscgrays.co.uk

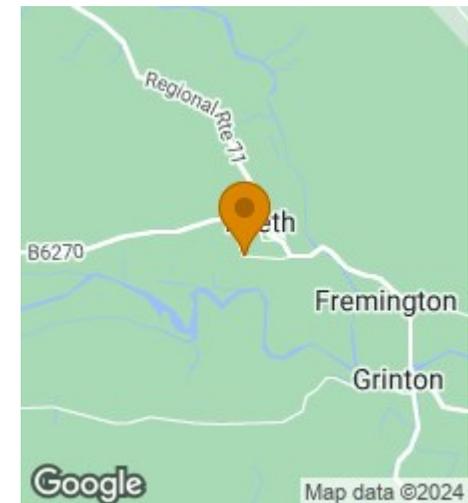




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.