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# BUILDING PLOT DYSON LANE

Newsham, North Yorkshire DL11 7BF

Nestled in the charming village of Newsham, Richmond, this exceptional development opportunity on Dyson Lane presents a unique chance to create your dream home. The property boasts a building plot with planning permission (16/00781/FULL) already in place, allowing for the construction of a detached four-bedroom residence.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Description

Upon completion, the new detached home will feature four bedrooms, two spacious reception rooms, perfect for entertaining guests or enjoying family time. The design includes three bathrooms, ensuring comfort and convenience for all residents. Additionally, a double garage has already been constructed, providing ample space for vehicles and storage.

The location is particularly appealing, situated in a tranquil village setting that offers a sense of community while still being within easy reach of local amenities. With service connections conveniently close by, this property is not only a blank canvas for your vision but also a practical choice for modern living.

### Planning Permission

Full Planning Permission was approved under reference 16/00781/FULL, having formed part of a permission to construct two dwellings, with conditions. For further information, please contact North Yorkshire Council Planning Portal. Please note, a condition regarding a payment to North Yorkshire Council will be discharged on completion or by an agreed undertaking.

### Wayleaves, Easements and Rights of Way

The site is sold subject to and with the benefit of all rights, including rights of way whether public or private, rights of water, light, drainage and electricity supplies and all existing and proposed wayleaves whether referred to in the particulars or not.

### Services

Services including mains water and electric are located on the edge of the plot. Drainage is to a shared treatment plant. None of the services have been tested and prospective purchasers must satisfy themselves as to their availability and capacity.

### Local Authority

Richmond District Council.

### Health & 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.

### Area & Measurements

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.

### Viewing

The site can be viewed from the public road which runs next to the site at any time during daylight hours subject to having a set of the sales particulars. If a site inspection is required, this must strictly be via private appointment and through the selling agent GSC Grays Tel: 01833 637000.

### Particulars

Photographs taken August 2025.

Details August 2025.

### Conditions of Sale – Anti-Money Laundering

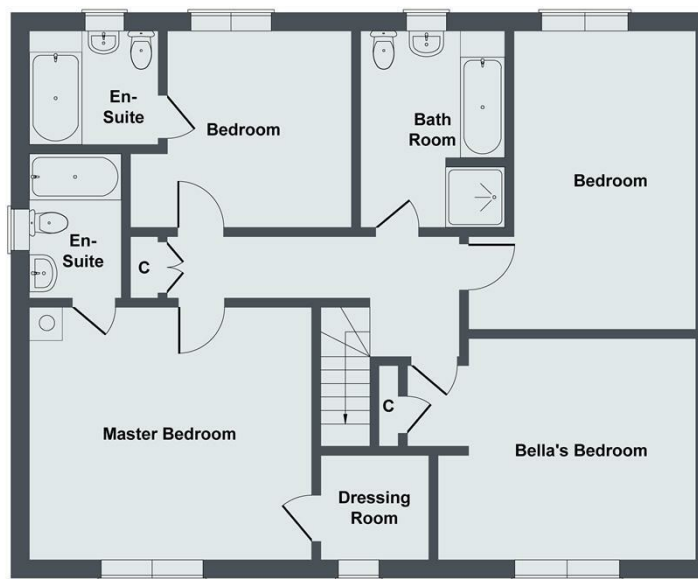
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



## Building Plot, Dyson Lane, Newsham



GROUND FLOOR




GROUND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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