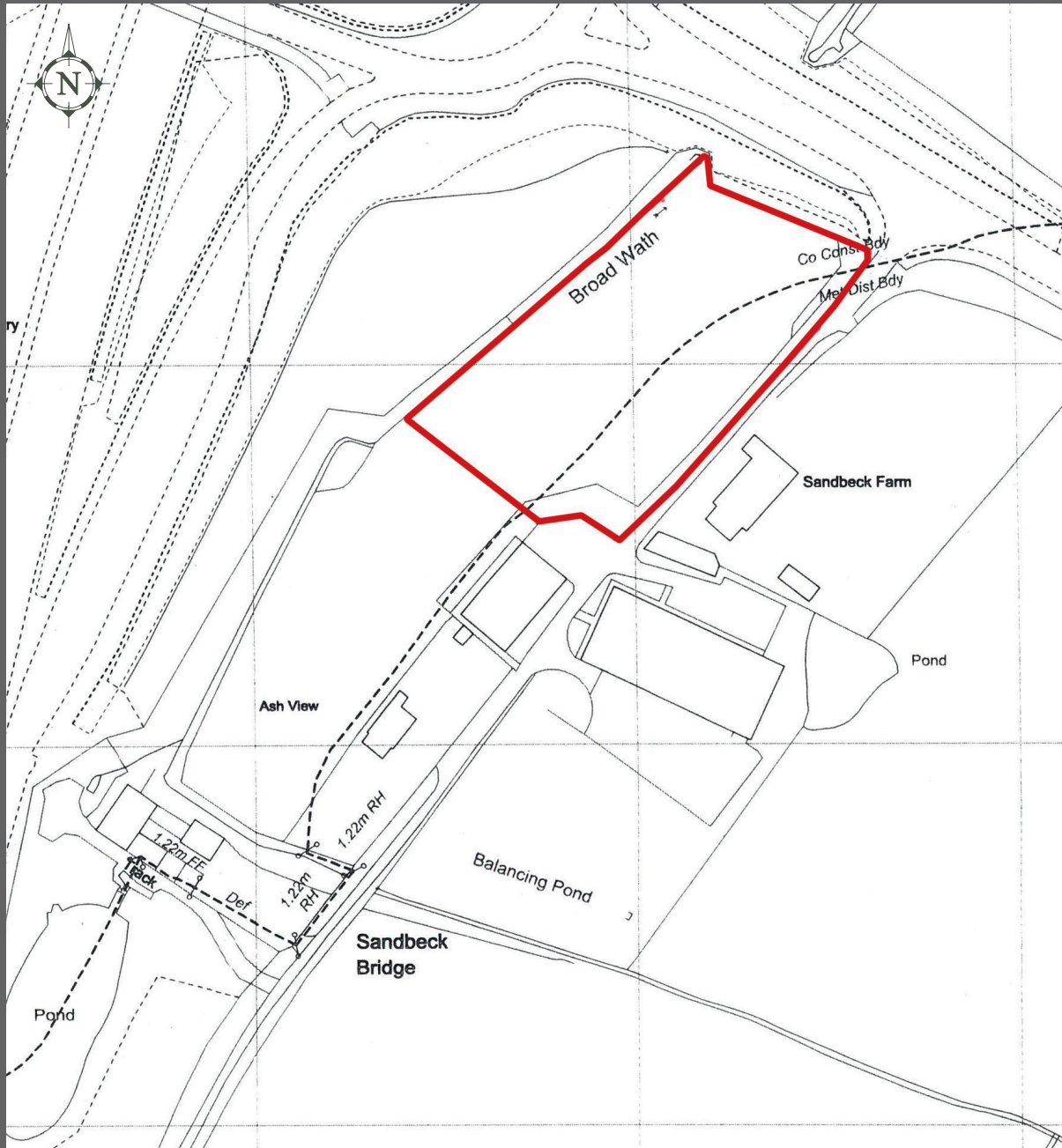


Sandbeck Lane

off Racecourse Approach
Wetherby, LS22 5HF.



A building plot extending to 1.32 acres (approx.), with outline planning permission for two detached dwellings with garages.

For Sale by Private Treaty

Sandbeck Lane

off Racecourse Approach, Wetherby, LS22 5HF.

A building plot extending to 1.32 acres (approx.), with outline planning permission for two detached dwellings with garages.
For Sale by Private Treaty

Situation and Description

The site is situated on Sandbeck Lane, which is off Racecourse Approach, approximately 2 miles east of Wetherby Town centre. The site, which extends to 1.32 acres (est), is shown edged red on the plan, and has the benefit of outline planning permission for two detached residential units with detached garages. Both plots are set in ample gardens/grounds.

Wetherby is a busy Market Town which has good schooling, recreational and shopping facilities. The cities of York and Leeds are within 14 miles, both which offer more extensive facilities and both with mainline rail services to London and the North. The plot is also well located for Junction 46 of the A1(M), which gives access to the main motorway network and travel further afield.

Planning

Outline Planning Permission has been granted, ref no 21/03618/OUT, dated 28th October 2022, for "residential development of up to two dwellings with all matters reserved". A copy of the decision can be found on the Harrogate Borough Council website: www.harrogate.gov.uk. Tel: 01423 500600

Site Investigation

In accordance with the Outline Planning Permission, a Phase 2 Intrusive Site Investigation Report has been prepared by Lithos. A copy of the report is available from the selling Agents upon request.

Services

All mains services are close at hand.

NOTE: A gas pipe runs along the front of the property.

Access

Access is via Sandbeck Lane which is a private driveway. There will be a joint liability for the maintenance of the road, to be discussed.

Planning Consultants

DPP, One Park Row, Leeds, LS1 5HN

Ref: Oliver Corbett

0113 819 7280

Method of Sale

The property is For Sale by Private Treaty and will be handled by Richard Waring

richard@thomlinsons.co.uk

01937 582748

Viewing

During daylight hours and on production of the sales particulars.



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Thomlinsons and distances given are approximate only. **3.** Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4.** VAT: The VAT position relating to the property may change without notice.

24 High Street | Wetherby | West Yorkshire | LS22 6LT
richard@thomlinsons.co.uk

