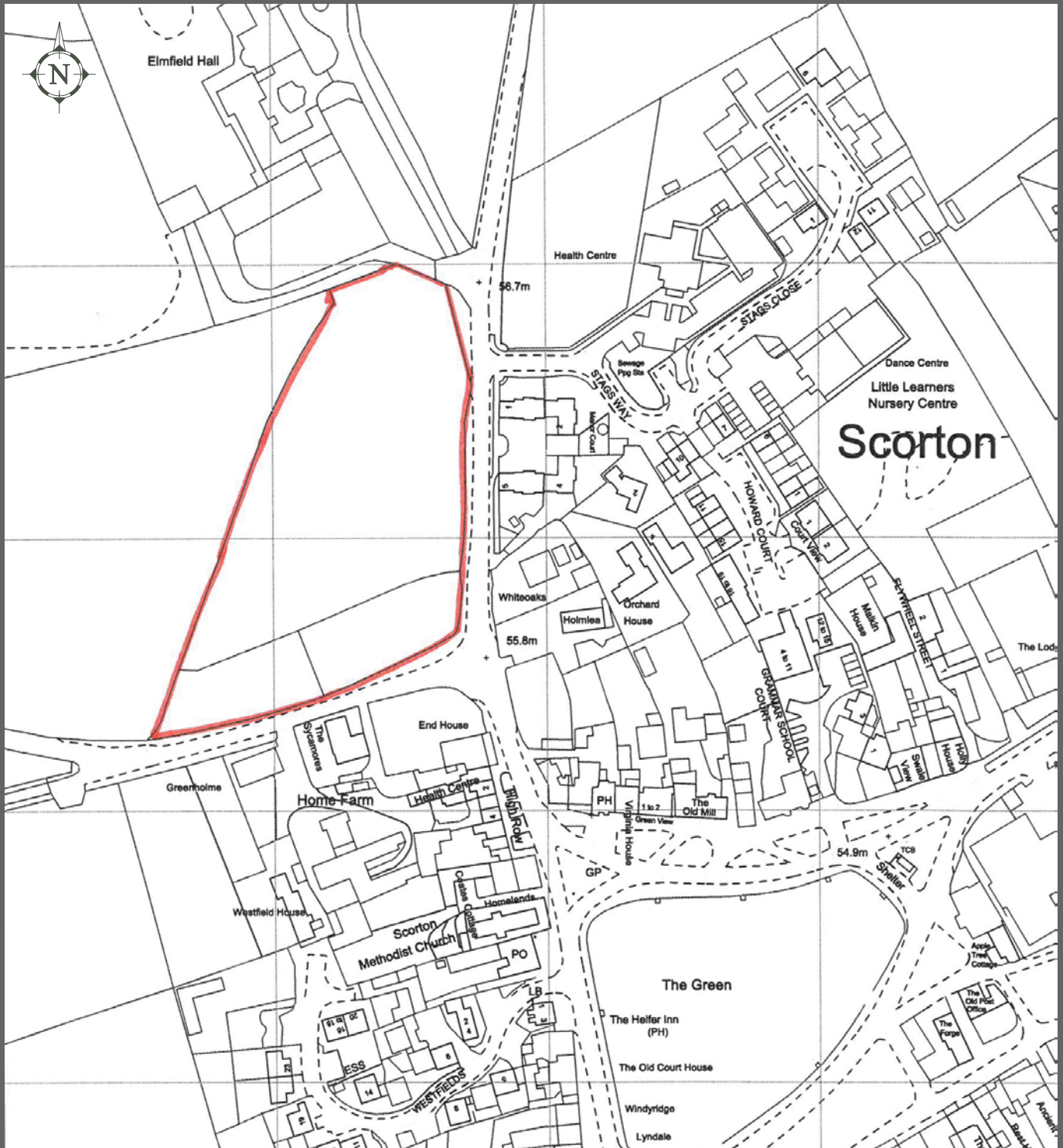


Scorton, North Yorkshire, DL10 6DD

Station Road



A prime development plot with Outline Planning for 10 units situated in this attractive and sought after village

For Sale by Private Treaty | Guide Price £600,000

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Situation and Description

The Village of Scorton is situated approximately 3.5 miles East of Catterick, in a desirable and highly sought after location of North Yorkshire. The village is set around a green and has a primary school, post office and two public houses. There are good schooling, shopping and recreational facilities at Northallerton and Richmond which are both within 8.5 miles.

The village is excellent for travel and commuting, being just off Junction 52 of the A1(M), and there is an East Coast mainline railway service at Northallerton, for travel further afield.

The site extends to 2.96 acres (1.2 ha).

Planning Permission

Outline Planning Permission was granted on 28th March 2024, ref 22/00148/OUT for "Ten-Unit residential Development (with all Matters Reserved Except for Access)". An associated Section 106 has been signed.

A copy of the decision and supporting documents can be found on the North Yorkshire planning portal.

Planning Consultants

Quod North
Capitol
Bond Court
Leeds LS1 5SP

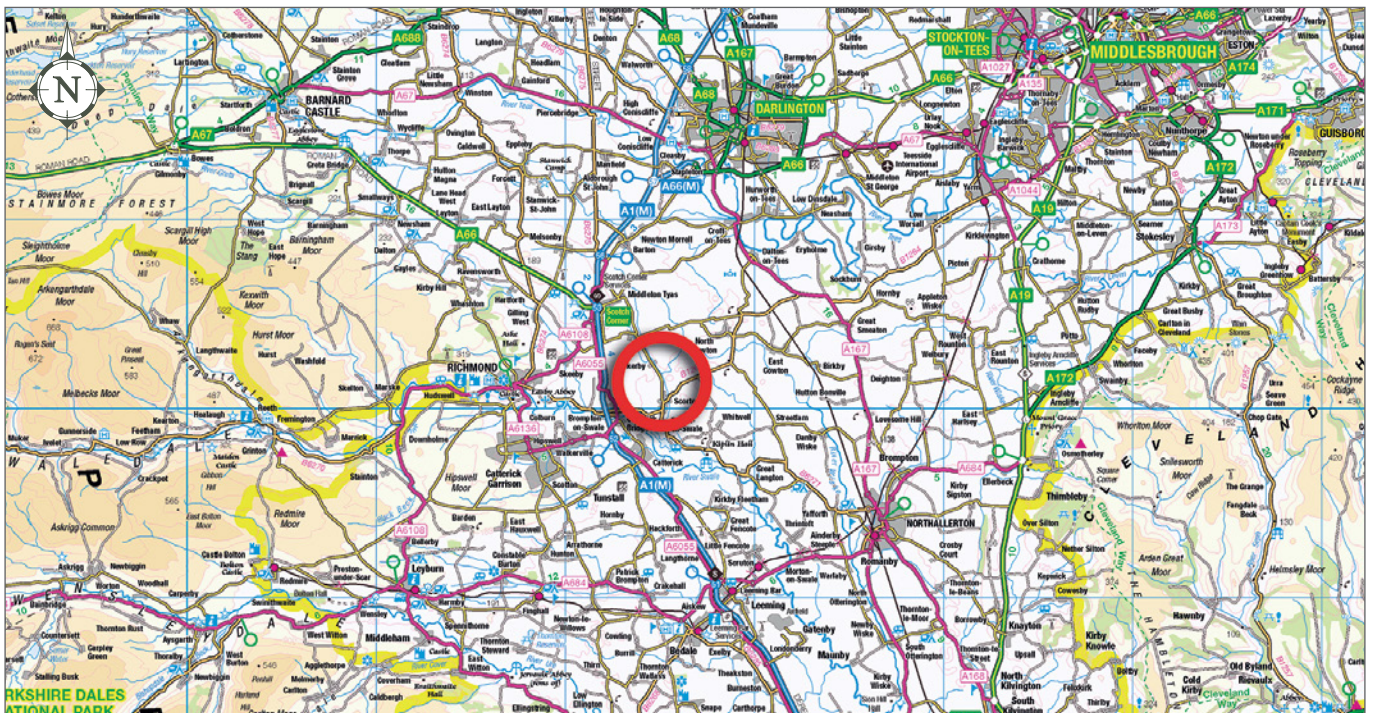
Ref: Richard Frudd
Richard.frudd@quod.com
Office line: 0113 245 1243

Method of Sale

The property is For Sale by Private Treaty and will be handled by the Selling Agents, Thomlinsons, 24 High Street, Wetherby, West Yorkshire.

All enquiries should be addressed to Richard Waring:

richard@thomlinsons.co.uk
01937 582748



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

