



Artist's Impression

1 Acre Building Plot Richmond, North Yorkshire, DL10 6QJ  
£700,000



# 1 Acre Building Plot Richmond, North Yorkshire, DL10 6QJ

RARE & STUNNING LIFESTYLE LOCATION - An Unrivalled & Truly Superb 1 ACRE (0.40ha) Building Plot with PLANNING APPROVAL overlooking unspoilt & protected National Trust Heritage Land, within a walled-fronted setting. Proposed overall gross internal floor area about 436sqm (4,693sqft) with Southwest rear aspect. UNCONDITIONAL OFFERS are invited for this Rare Development Opportunity.

PLANNING: The development to start on or before 31st OCTOBER 2025. Planning Permission granted for the Construction of a New 2 Storey Dwelling Constructed in Random Stone with Pantile Roof Sympathetically Sitting in its Surroundings No: 20/00098/FULL.

THE AREA Excellent access to the A1(M)/A66 & Scotch Corner (2.5 miles), Richmond 7 miles, Newcastle & York 44, Harrogate 37 & Darlington about 10.5 miles - LONDON Kings Cross 2 hours & 20 minutes. Village pub, highly regarded area primary school with the beautiful Yorkshire Dales & the North York moors within easy reach.

## The SITE

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Mains Water, Electricity & Drainage available in the vicinity

## PLANNING GRANTED

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NB: The development to start on or before 31st OCTOBER 2025.

## THE AREA

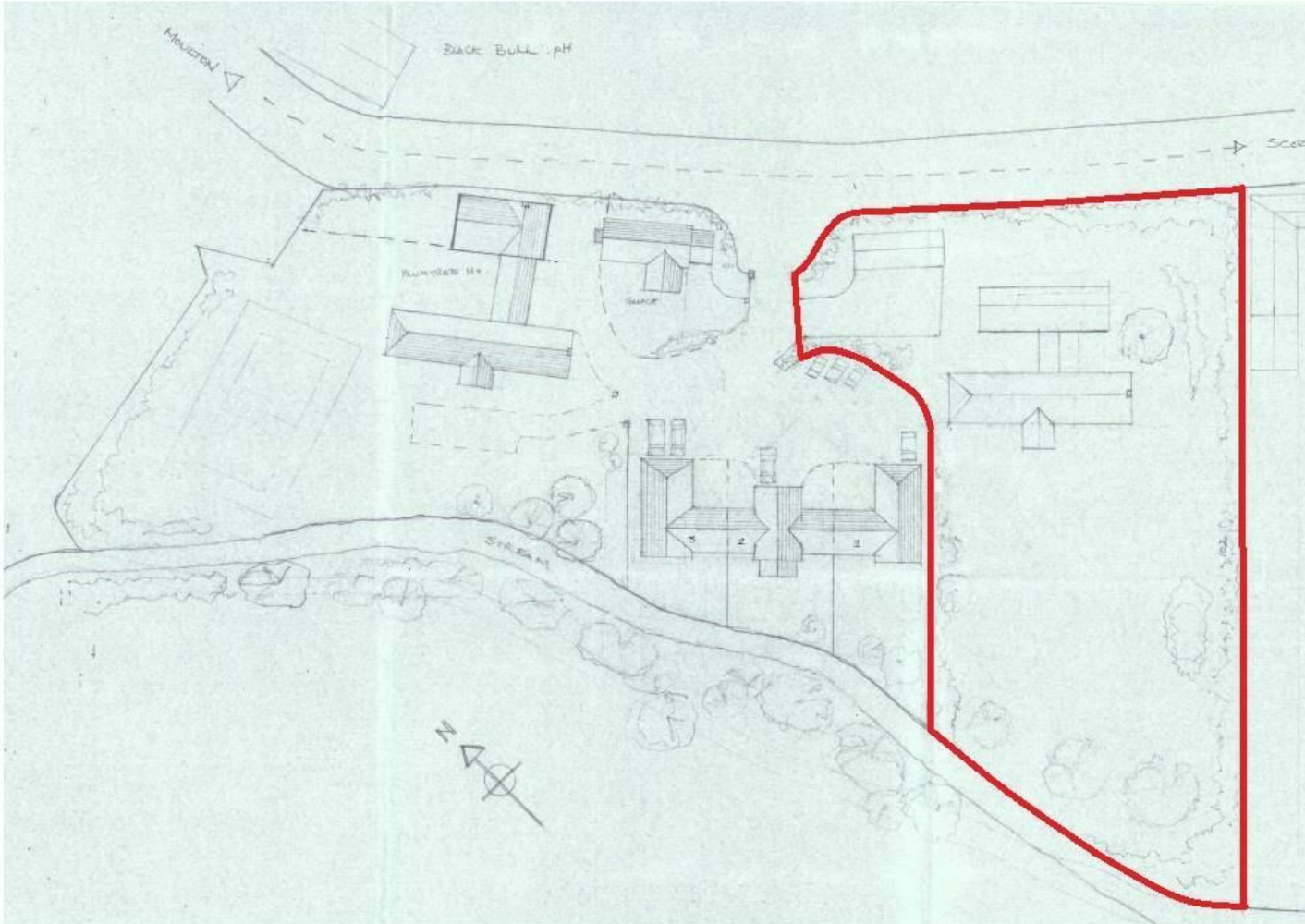
Excellent access to the A1(M)/A66 & Scotch Corner (2.5 miles), Richmond 7 miles, Newcastle & York 44, Harrogate 37 & Darlington about 10.5 miles - LONDON Kings Cross 2 hours & 20 minutes. Village pub, highly regarded area primary school with the beautiful Yorkshire Dales & the North York moors within easy reach.

## SERVICES




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### 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 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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