



Avensden, Ellerton On Swale, North Yorkshire, DL10 6AP  
Offers over £150,000



## Avensden, Ellerton On Swale, North Yorkshire, DL10 6AP

1/2 Acre BUILDING PLOT - Foundations already in place! A RARE OPPORTUNITY of about 0.50 Acres, with Planning Permission for a DETACHED BUNGALOW. Open fields to the rear - Call Now to View.

Ellerton-on-Swale is a tranquil hamlet served by Ellerton Lakeside Farm Shop & Café & the Ellerton Park outdoor facility – See [www.ellertonpark.com](http://www.ellertonpark.com). Nearby Scorton (1.6 miles) offers a Post Office, 2 Pubs, a Primary School & a Doctors' Surgery. Richmond (7 miles) & Northallerton (9 miles) - Mainline rail station: LONDON Kings Cross 2 hours 20 minutes. Scotch Corner (A1(M) & A66 under 7 miles.

### PROPOSED BUNGALOW:

#### HALL

**MAIN LIVING AREA 8.05 max x 6.91 max (26'4" max x 22'8" max)**

Comprising:

**SITTING ROOM 4.93 max x 4.63 max (16'2" max x 15'2" max)**

**KITCHEN/DINING ROOM 6.90 x 3.10 (22'7" x 10'2")**

#### INNER HALL

**BEDROOM 1. 3.51 min x 3.51 (11'6" min x 11'6")**

**EN SUITE 2.50 x 1.22 (8'2" x 4'0")**

**BEDROOM 2. 3.30 min x 3.30 (10'9" min x 10'9")**

**BEDROOM 3. 2.50 x 2.20 (8'2" x 7'2")**

**BATH/SHOWER ROOM 2.20 x 2.15 (7'2" x 7'0")**

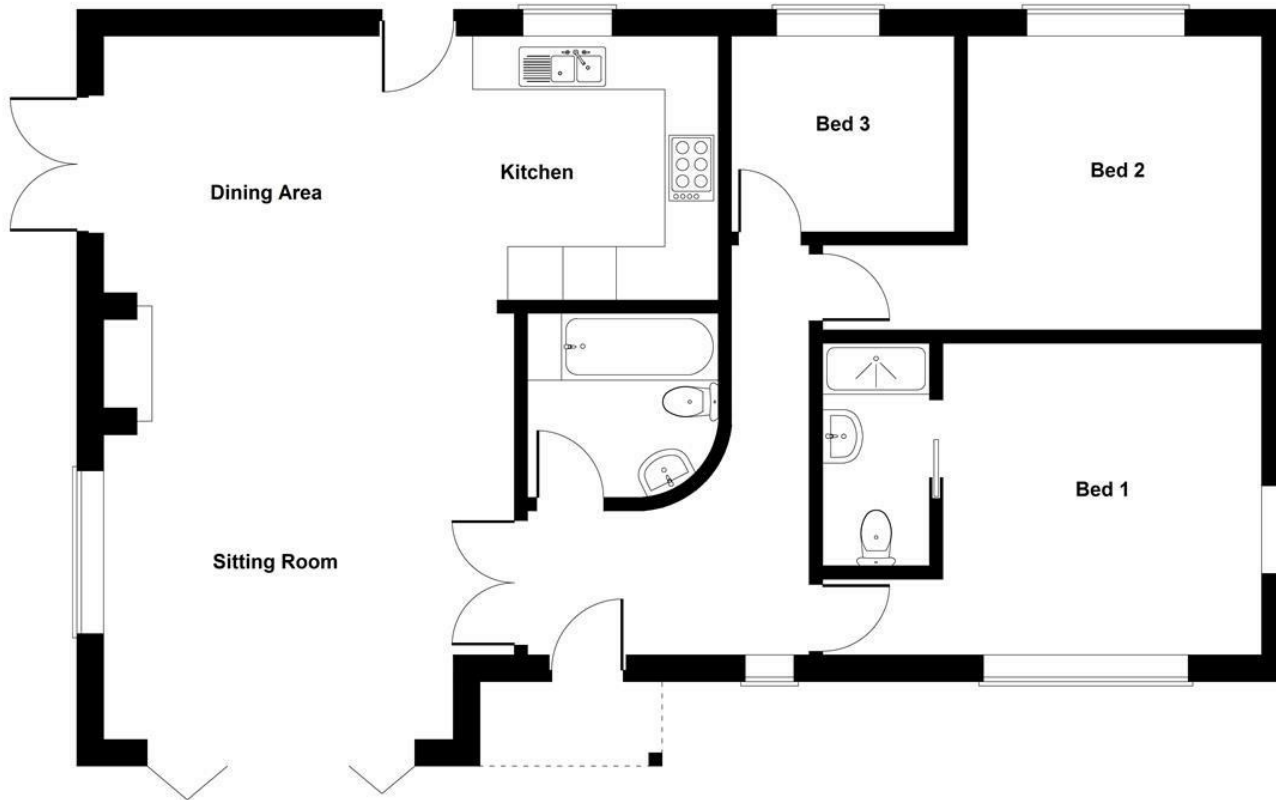
#### NB: Avensden is sold subject to:

(1) Right of Way at all times & for all purposes on foot or with vehicles of any description over the

access roadway to neighbouring Cobblestones - Subject to both parties contributing equally towards the repair & maintenance of the access roadway.  
(2) SERVICES Mains water, electricity (NO mains drainage) are available nearby.  
(3) PLANNING Applications (a) Full Planning Permission for Proposed Replacement Accommodation, Ref. No: 12/00754/FULL | Status: Application Permitted (b) Discharge of Conditions 1 To 15 Attached to Planning Permission 12/00754/FULL, Ref. No: 15/00851/DIS | Status: Application Permitted (c) Variation of Condition No 11 Attached to Planning Permission 12/00754/FULL (To Allow Construction of the Access to the Site Prior to the First Occupation of the Dwelling, Rather than Prior to the First Excavation Works on Site), Ref. No: 16/00059/VAR | Status: Application Permitted.  
(4) OVERAGE: 50% Claw-back for 20 years



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**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. 2023

**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		

**England & Wales** 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC 

