



3-Unit Building Plot, Richmond, Yorkshire, DL10 6QJ
£700,000



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STUNNING LIFESTYLE CHANGING LOCATION - An Unrivalled & Truly Superb Development Site of about 0.50 ACRES (0.20ha) overlooking unspoilt & protected National Trust Heritage Land, within a walled-fronted setting. PLANNING APPROVAL (18/00410/FULL) for about 653sqm (7,029sqft) of LIVING SPACE with up to 12 BEDROOMS & 12 BATHROOMS. 6 Garages & 12 plus external Parking Areas. UNCONDITIONAL OFFERS are invited for this Rare Development Opportunity.
PLANNING: The development to start on or before 4th JANUARY 2026.

Excellent access to the A1(M)/A66 & Scotch Corner (2.5 miles), Richmond 7 miles, Newcastle & York 45 & 50, Harrogate 39 & Darlington about 11 miles - LONDON Kings Cross 2 hours & 20 minutes. Moulton is home to the renowned Black Bull Inn, Moulton Hall (a 17th century National Trust manor house) & a church. There is another good village pub in neighbouring Middleton Tyas, along with a highly regarded primary school, a village shop (& an 'M&S'). The beautiful Yorkshire Dales & the North York moors are within easy reach. The forthcoming Designer Outlet Village at Scotch Corner will be the leading shopping & leisure destination in the North of England, bringing an appealing mix of 92 premium shops to one of the UK's most well-known locations (including 10 restaurants and cafés & 1,300 parking spaces) - a major area attraction.

PLANNING

The development to start on or before 4th JANUARY 2026.

Full planning permission (18/00410/FULL) - About 653sqm (7,029sqft) of LIVING SPACE with up to 12 BEDROOMS & 12 BATHROOMS. 0.50 Acres with space for up to 3 substantial dwellings. Permission for the construction of new VERNACULAR STYLE FARM BUILDINGS forming three 4-Bedroom Linked Properties (2 of about 219sqm/2,357sqft & one of about 215sqm/2,314sqft) with integral Double Garaging. Each of the proposed new properties have a South-West rear aspect with unspoiled 'protected' views.

THE SITE

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THE AREA

The 'new' A1(M) motorway makes the 'Golden Triangle' centres of Harrogate, York & Leeds even more accessible & the forthcoming Designer Outlet Village at Scotch Corner will be the leading shopping & leisure destination in the North of England, bringing an appealing mix of 92 premium & best-of-high-street shops to one of the UK's most well-known locations (including 10 restaurants and cafés & 1,300 parking spaces) - a major area attraction. There is 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. Moulton is home to the renowned Black Bull Inn, Moulton Hall (a 17th century National Trust manor house) & a church. There is another good village pub in neighbouring Middleton Tyas, along with a highly regarded primary school, a village shop (& an 'M&S'). The beautiful Yorkshire Dales & the North York moors are within easy reach.

SERVICES

Mains services are available in the area.

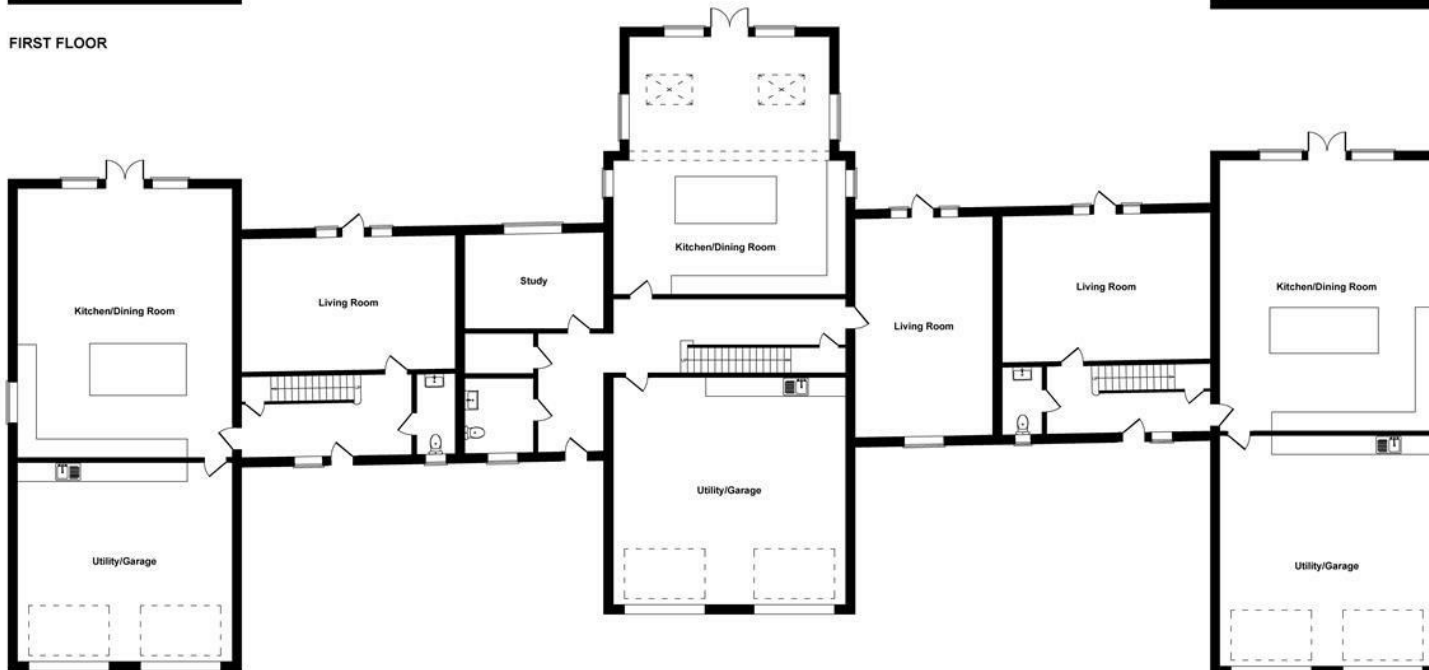


£700,000

Plum Tree Vernacular



FIRST 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. 2019

Energy Efficiency Rating

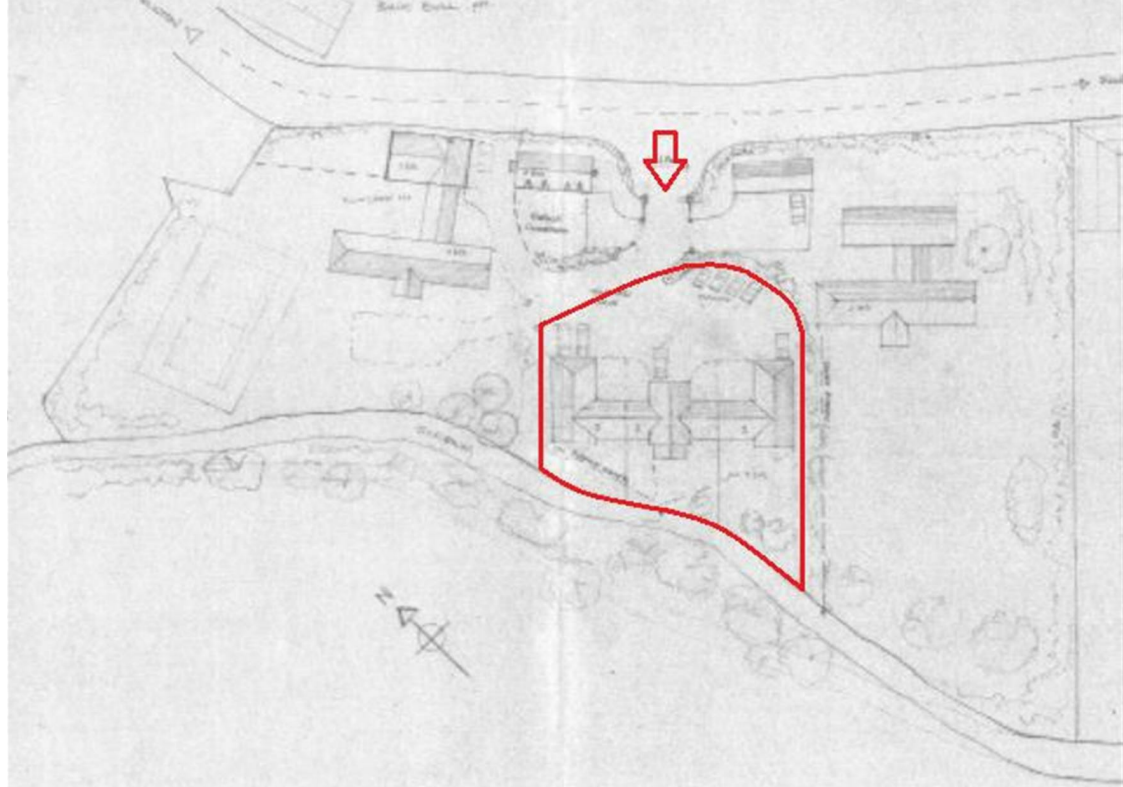
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

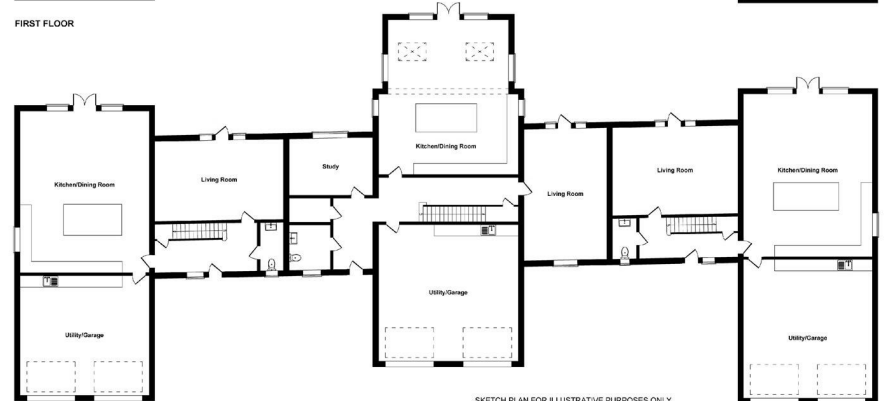
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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