



# Development Site

Back Lane, Reeth, Richmond, North Yorkshire, DL11 6TW



Robin Jessop

# A RARE OPPORTUNITY TO PURCHASE A POTENTIAL DEVELOPMENT SITE & BUILDINGS WITHIN THE YORKSHIRE DALES

- A Well Positioned 0.54 Acre Development Site
- Range of Redundant Buildings with Potential
- Excellent Roadside Frontage
- 8 Units Allocated within the Current Local Plan
- A Rare Opportunity
- Guide Price Range: £250,000 - £300,000

## SITUATION

Leyburn 8 miles. Richmond 11 miles. Bedale 18 miles. Darlington 24 miles. (All distances are approximate).

Reeth is a popular and thriving small market town with the Yorkshire Dales National Park. There are a range of independent shops, cafes, public houses, a doctor's surgery, post office and a restaurant together with a weekly market.

The site is situated on the south-eastern side of Reeth with direct access to from the B6270.

## DESCRIPTION

This supremely positioned 0.54 Acre site is strategically positioned on the corner of the B6270 and Back Lane on the south eastern side of Reeth. Access is currently gained on the corner of the site at the junction between the two roads, although a separate access could be created onto Back Lane as part of any planning application.

The southern part of the site is occupied by some redundant buildings, including a substantial sized brick rendered former warehouse, a stone built former telephone exchange and two brick rendered garages. These do offer potential for conversion, subject to obtaining the necessary planning consent. In fact, the larger former warehouse building did have the benefit of planning permission for conversion into two dwellings in the 1970s. Although this was never actioned the potential remains.



The site is still currently allocated for housing development for up to 8 residential dwellings in the present Yorkshire Dales Local Plan and the site also appears to be on the National Park Brown field land register. However, it is important to note that although the site currently remains allocated for housing development, the current direction of travel with the emerging Local Plan is that the site will be “de-allocated”. Notwithstanding this, as part of the emerging Local Plan, the assessment also stated that the site could be readily included for housing development so that it could be progressed as a “windfall site”.

Further information is available via our offices or by consulting the planning portal together with examination of publicly available information regarding the emerging Local Plan (which is due to commence in the early part of 2026).

In summary, the site provides an ideal opportunity to purchase a strategically well located development site with associated buildings which are suitable for conversion, subject to obtaining the necessary planning consent.

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING**

Strictly by Appointment with Robin Jessop Ltd - Telephone 01969 622800 or 01677 425950

##### **OFFERS**

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

##### **MONEY LAUNDERING REGULATIONS**

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

##### **METHOD OF SALE**

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

##### **TENURE**

Freehold with vacant possession.

##### **SERVICES**

The site currently has no services. Purchasers should make their own enquiries relating to the connection of nearby services.



#### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.  
**///easily.loafer.beep**

#### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

#### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

#### LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300

#### AGENTS NOTES

1. Please note that part of the site may have been subject to minor historic flooding - further details are available upon request.
2. Please also note that some of the buildings on the site may contain asbestos. As such, the handling of asbestos will need to be carried out under the supervision of a registered Asbestos contractor.





