



Development Site For 5 Dwellings

Leyburn Road, Wensley



RobinJessop

Development Site For 5 Dwellings

Adjacent to Wayside, Leyburn Road, Wensley, Leyburn, North Yorkshire, DL8 4HR

For Sale Jointly With Carter Jonas On Behalf Of The Bolton Estate

- First Class Development Site (0.91 Acres Approx)
- Prime Village Location
- Full Detailed Planning Permission For 4 Semi-Detached Dwellings & 1 Detached Dwelling
- A Rare Development Opportunity
- **Offers In Excess of £375,000**

SITUATION

Leyburn 2 miles. Bedale 13 miles. A1M Interchange at Leeming Bar 15 miles, Northallerton 20 miles. Darlington 25 miles. Leeds Bradford and Newcastle Airports both 1 hour. All distances and times are approximate.

This prime development site is extremely well placed in Wensley on a corner plot. It is adjacent to both the A684 and Rectory Lane, so has ideal roadside access.

Wensley is a pleasant village which benefits from a church, village hall with various clubs and events and a public house that also serves food. It is very accessible for the nearby market towns of Leyburn, Hawes

and Bedale as well as the A1(M) which provides driveable commuting distance to Teesside, York and Leeds.

DESCRIPTION

This strategically located development site is offered for sale with the benefit of Full Planning Permission for four semi-detached dwellings together with a detached 4 bedroomed house. Application No. **21/00624/FULL**. Further details of the planning permission can be downloaded from the Planning Portal of North Yorkshire Council.

The site extends to 0.91 acres (approx.) on the edge of a sought after Dales village. It currently comprises a grass paddock that has been grazed for a number of years.

The planning consent is available to view upon request or for further information, you can contact North Yorkshire Council's Planning Department.

Whilst the current proposal for 5 dwellings has been granted, it is also reasonable to assume that a prospective purchaser may wish to consider a revised scheme with less dwellings – but this would be subject to approval and obtaining the necessary variation or revised planning consent.

GENERAL REMARKS AND STIPULATIONS

VIEWINGS

By appointment only with Robin Jessop Ltd – 01969 622800 or 01677

425950 or with the Joint Agents, Carter Jonas – 01423 707855.

JOINT AGENTS

Carter Jonas, Regent House, 13-15 Albert Street, Harrogate. HG1 1JX. Acting Agent: Simon Brown 01423 707855.

TENURE

The land is freehold and vacant possession will be given upon completion.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing. If an offer is accepted, proof of funds and ID will need to be provided to Robin Jessop Ltd.

WHAT3WORDS

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SERVICES

Mains water, drainage and electric supplies are all situated nearby. High speed broadband is also available in the village. Please note that prospective purchasers should make their own enquiries from the utility providers with regard to connecting to the services.

EASEMENTS, RESTRICTIONS & RIGHTS OF WAY

Please note that a right of access has been reserved over part of the shared driveway as highlighted yellow on the plan within these sales particulars.

METHOD OF SALE

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

RETAINED LAND

Please note that the right of access as highlighted yellow on the plan,

leads to a small retained area of land extending to 0.23 acres approx. This additional area is also available for sale by separate negotiation.

COUNCIL AND PLANNING AUTHORITY

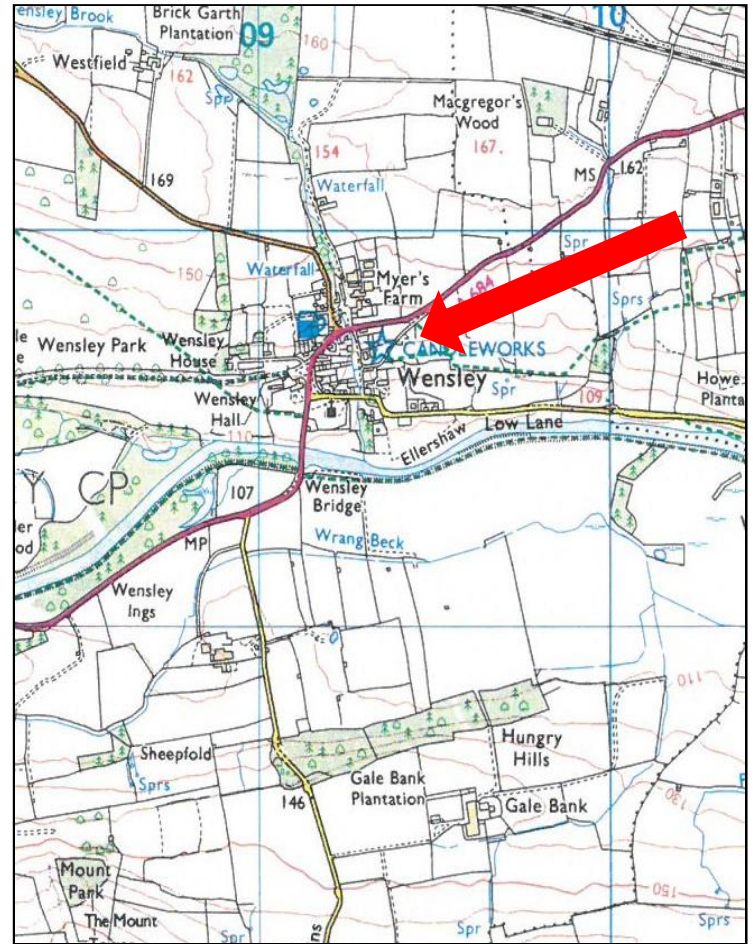
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire, DL7 8AD.

Tel : 0300 131 2131

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest and to make sure you are kept informed with regard to the progress of the sale.







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