



Prime Development Site for 14 Units

Hunton, Bedale, North Yorkshire

DEVELOPMENT SITE WITH FULL PLANNING PERMISSION FOR 13 NEW DWELLINGS & CONVERSION OF EXISTING BUILDING TO 1 DWELLING

- First Class Development Site
- Full Planning Permission For 13 New Dwellings & Conversion of Existing Building to Create 1 Dwelling
- Beautiful Rural Position
- Prime Residential Location
- A Rare Development Opportunity
- Guide Price: £500,000

SITUATION

Hunton 0.5 miles. Catterick Garrison 4 miles. Leyburn 5 miles. Bedale 6 miles. A1(M) Interchange at Catterick 5 miles.

This prime development site is extremely well placed in an accessible edge of village location between the popular towns of Leyburn, Bedale, Richmond and Catterick.

It is therefore extremely well placed in relation to the local market towns and within reasonable commuting distance of Teesside, Northallerton, Harrogate and York.

DESCRIPTION

This strategically located development site is offered for sale with the benefit of Full Planning Permission for thirteen dwellings together with the conversion of an existing building. Application No. **17/00098/FUL** Further details of the planning permission can be downloaded from the Planning Portal of North Yorkshire Council.



Importantly, as demolition of the buildings has already been completed, we have been advised that the planning permission is now 'extant', so does not have an end date by which works have to be carried out.

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.

BOUNDARIES

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

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.

//coffee.outlast.firming

TENURE

Freehold with vacant possession.



Artist's Impression



Artist's Impression

SERVICES

A purchaser should make their own enquiries with regards to the location and availability of services and connections.

Electricity – mains supply with a new mains supply coming from an existing pole North of the Site.

Water- mains supply with a new main supply coming from an existing pipe South of the site.

Drainage– mains connection nearby.

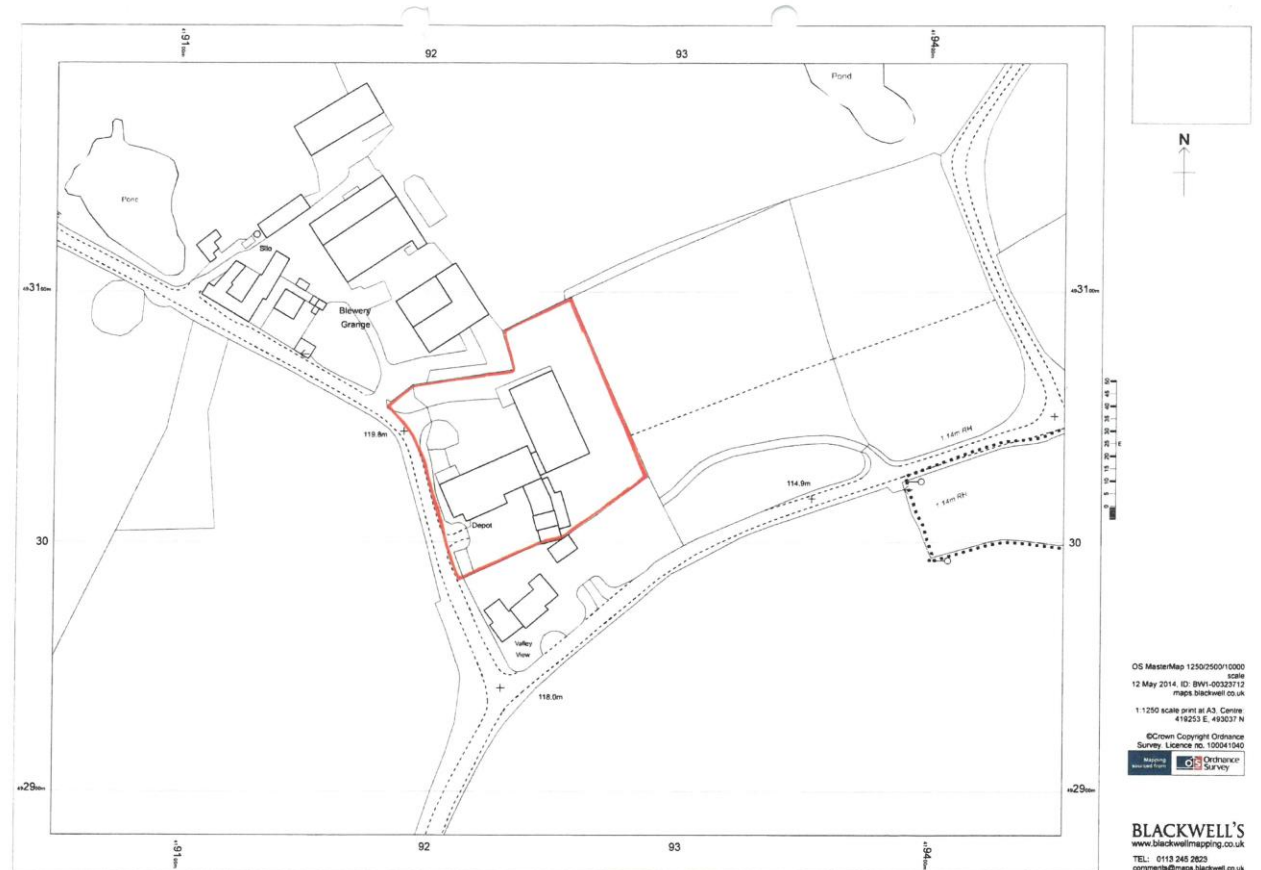
LOCAL AUTHORITY

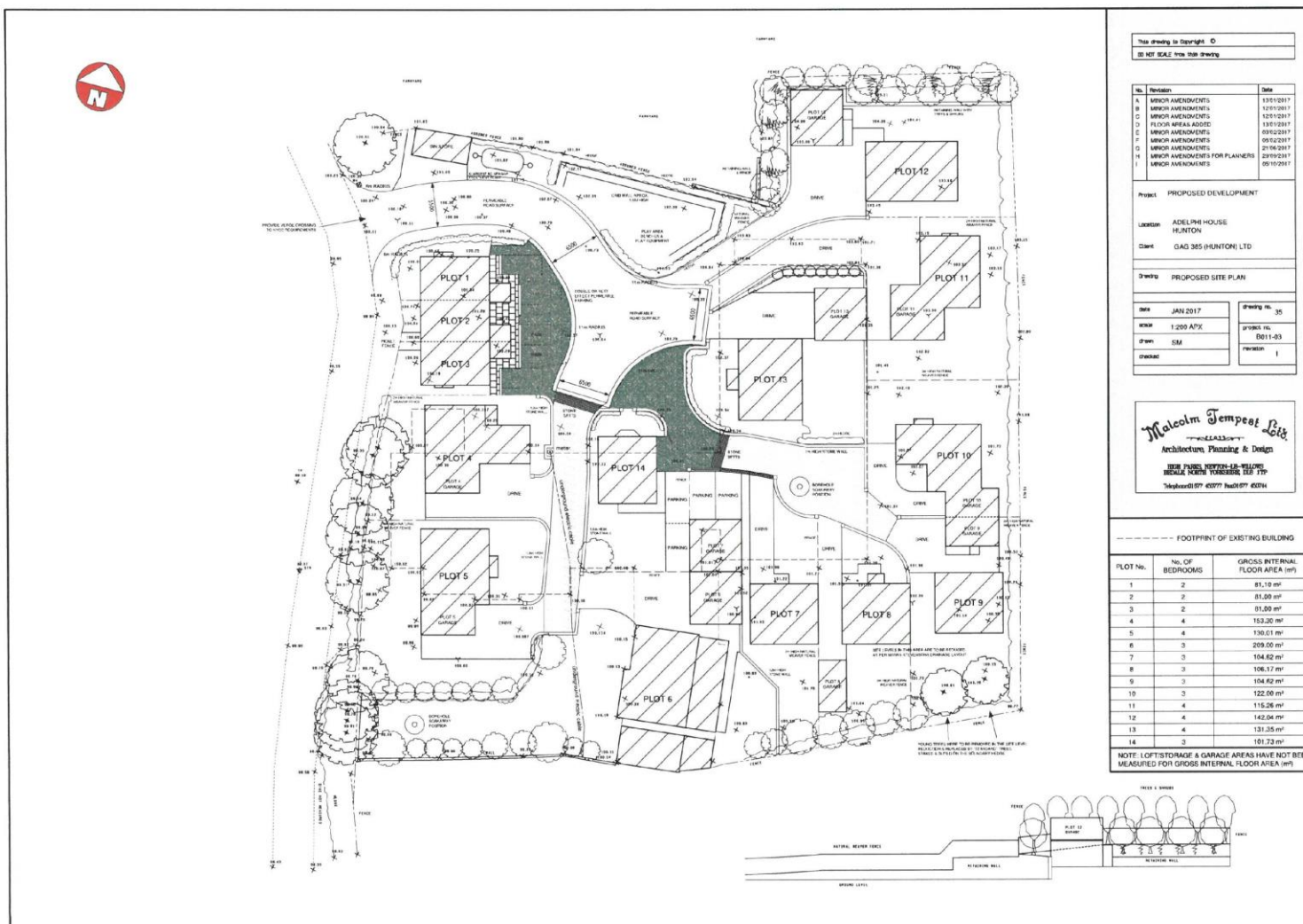
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire, DL7 8AD.

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.





Robin Jessop Ltd
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Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential. Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves

