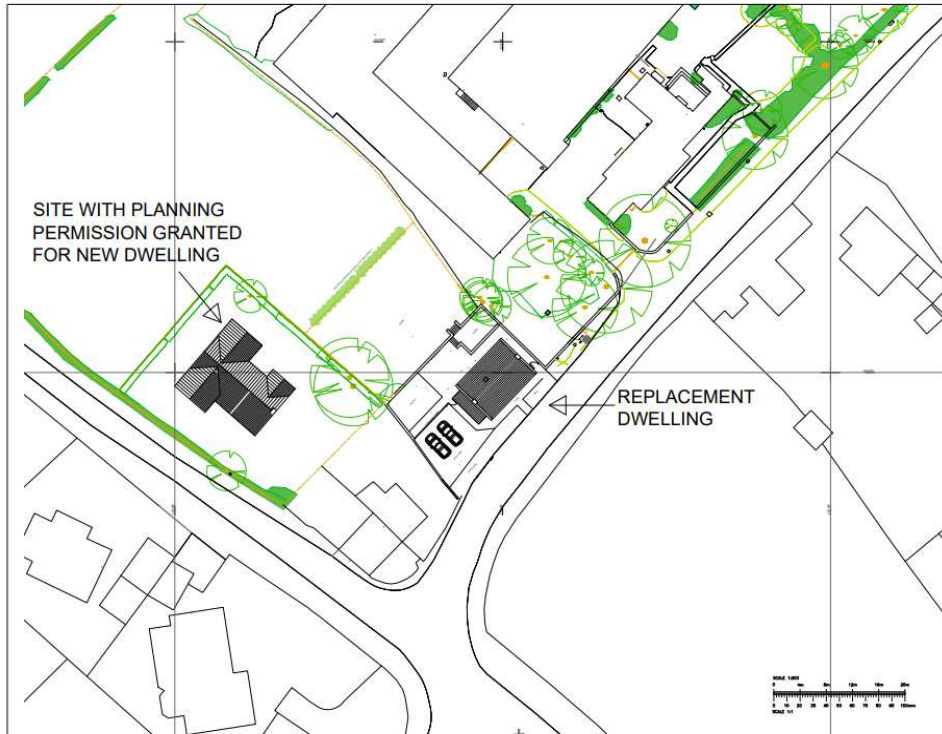




RobinJessop



A PRIME RESIDENTIAL BUILDING PLOT SITUATED AT THRINTOFT, NORTHALLERTON, NORTH YORKSHIRE

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950
info@robinjessop.co.uk www.robinjessop.co.uk

A PRIME RESIDENTIAL BUILDING PLOT SITUATED AT THRINTOFT, NORTH YORKSHIRE DEMOLITION OF EXISTING BUNGALOW AND DETACHED GARAGE AND CONSTRUCTION OF REPLACEMENT DWELLING WITH ON-SITE PARKING

- **Full Planning Permission Granted**
- **Prime Site extending to 640m² Approx**
- **Attractive Views over Open Countryside within 5 Miles of the A1 Motorway Interchanges**
- **Guide Price: £150,000**

Situation

AIM Interchange Junction 51 at Leeming Bar 5 miles, Ainderby Steeple $\frac{3}{4}$ miles, Yafforth 2 $\frac{3}{4}$ miles, Great Langton 3 miles, Northallerton 5 miles, Bedale 7 miles, Richmond 12 miles (all distances are approximate).

This prime site is extremely well situated in the small rural village of Thrintoft. It stands exceptionally well adjacent to open countryside within easy reach of the popular and thriving market towns of Northallerton, Bedale and Richmond. It is also conveniently located in relation to the A1 Interchanges at Leeming Bar and Catterick, thereby bringing Teesside, Tyneside, Leeds and York within reasonable commuting distance.

Description

Thrintoft is a charming village and the site enjoys attractive views across open countryside.

It is a desirable residential building plot which extends to 640m² approx. It is shown edged red on the attached plan.

Planning Permission

The property has the benefit of Full Planning Permission for the demolition of existing bungalow and detached garage and construction of replacement dwelling with on-site parking and change of use of agricultural land to form extended domestic curtilage in accordance with Decision No. ZB23/01133/FUL dated 28th July 2023 issued by North Yorkshire Council.

A copy of the Decision Notice is attached to these particulars or can be emailed upon request. The purchaser(s) should satisfy themselves that they can comply with the conditions set out in the Approval Notice.

The Planning Consultant who obtained planning permission for the Vendors is Mr Andrew Cunningham of Lavingham Planning Consultants Limited (tel : 01609 617618).
Email : info@lavingham.com

Amenities

A1 Interchanges at Catterick and Leeming Bar. Main East Coast Railway Stations at Northallerton and Darlington.

Airports at Newcastle, Leeds Bradford and Durham Tees Valley.

Shopping - local market towns at Northallerton, Bedale, and Thirsk.

Larger centre at Harrogate, York and Leeds.

Schools – Primary Schools: Morton on Swale.

Secondary Schools: Northallerton School & Sixth Form College and Bedale High.

Private Schools: Aysgarth (Newton Le Willows), Yarm School, Barnard Castle, Queen Mary's at Topcliffe & Cundall Manor.

Golf – Romanby, Catterick, Bedale, Masham and Leyburn.

Racing – Ripon, Catterick, Thirsk and York.

Outdoor Pursuits – the property is attractively situated between the North York Moors and the Yorkshire Dales which is renowned for its outstanding scenery.

Leisure Centres at Bedale and Northallerton

GENERAL REMARKS & STIPULATIONS

Viewing

The site may be viewed entirely externally at your own risk at any reasonable time during daylight hours upon receipt of these sales particulars.

If you wish to gain access internally, please arrange an appointment with Robin Jessop Ltd (01677) 425950.

Tenure

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

Services

Mains water, electric and drainage are connected to the property from a nearby site.

Please note that prospective purchaser(s) should contact the relevant service utility providers with regard to their exact location, availability and costs of connection.

Boundaries

The Vendors will only sell such interest (if any) as they have in the boundary fences, ditches, walls, hedges etc and other boundaries separating this property from other properties not belonging to them.

Where the boundaries are marked by inward facing "T" marks, then these boundaries will become the responsibility of the purchaser(s).

Council Tax

Band C.

EPC Rating – G

Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants existing and proposed wayleaves for masts,

pylons, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Please note it is understood that there are no public footpaths which cross this site.

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.

Method of Sale

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

Offers

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

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, that is to say driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways:-

1. Call into our office;
2. Post to us the original documents for us to copy;
3. A certified copy provided by your Solicitor.

WHAT3WORDS

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USEFUL ADDRESSES

Vendor's Solicitors

Messrs Hunt & Wrigley, 83 High Street,
Northallerton, North Yorkshire, DL7 8PX
Tel : 01609 772502
Acting Solicitor : Stan Lonsdale
Email : stan.lonsdale@huntandwrigley.co.uk

Local Planning Authority

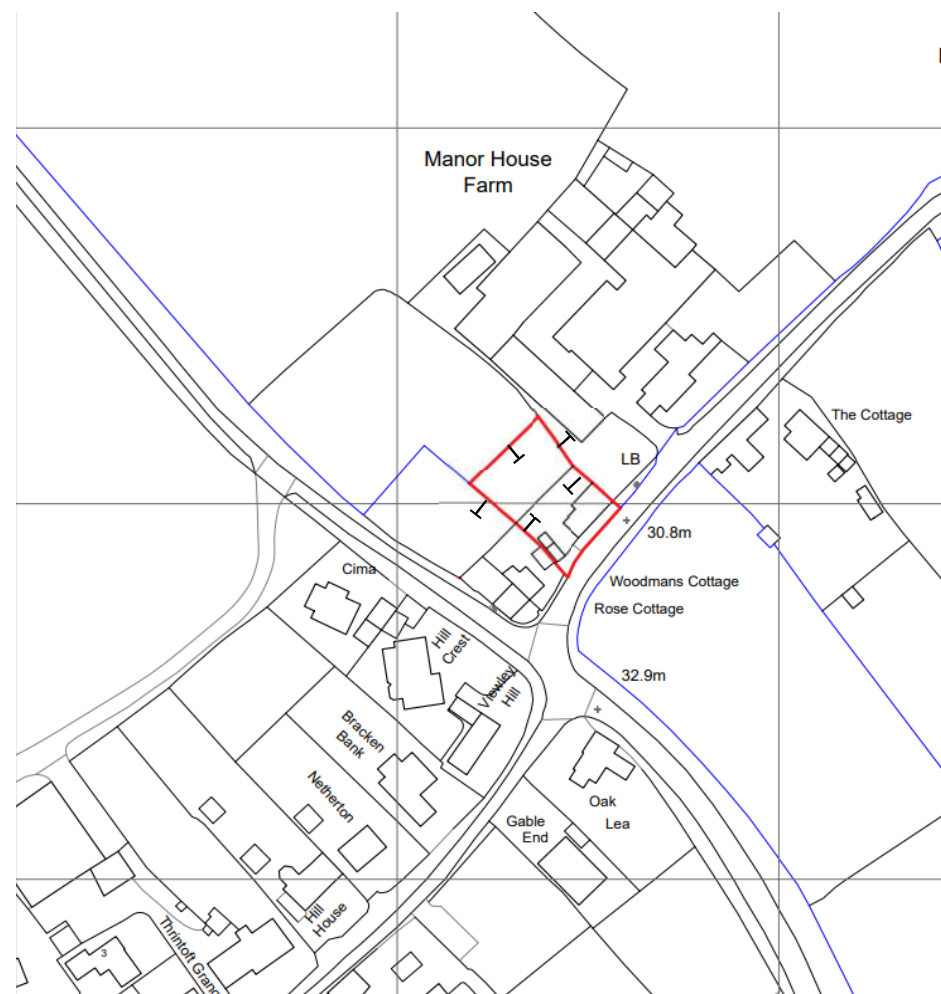
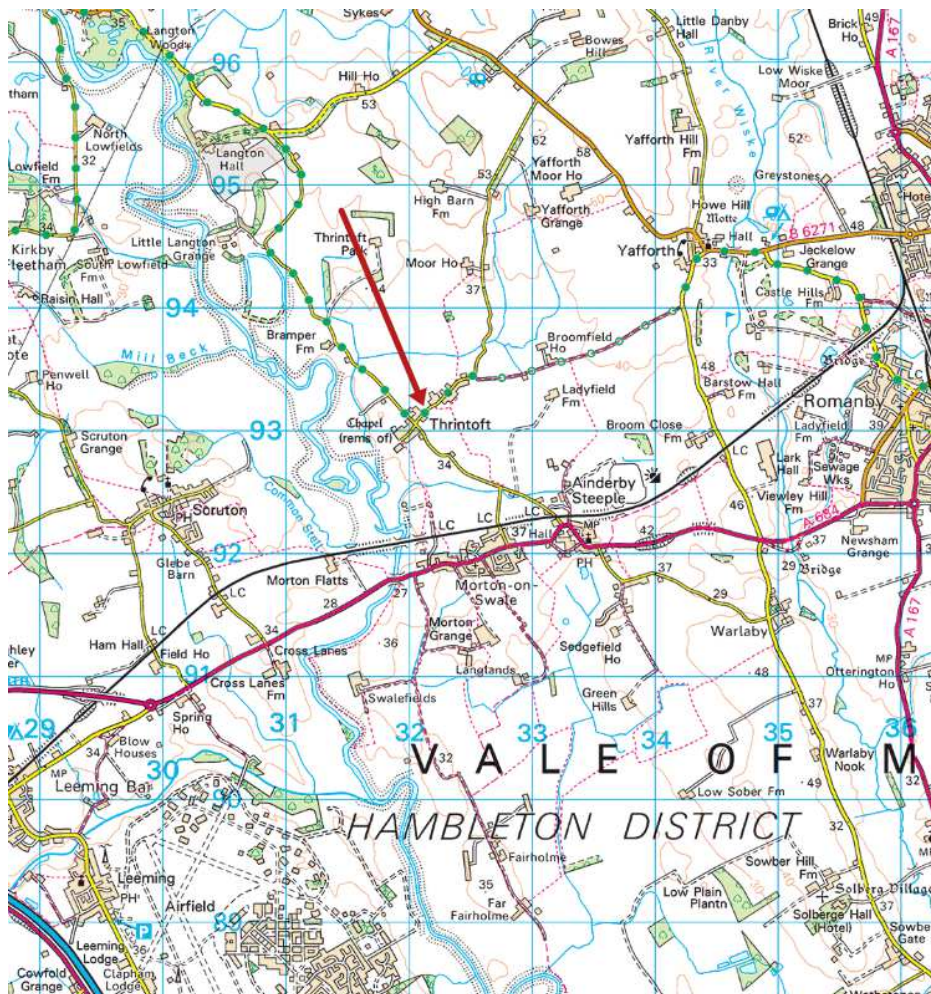
North Yorkshire Council
Civic Centre
Stone Cross
Rotary Way
Northallerton
North Yorkshire
DL6 2UU

Planning Consultant

Lavingham Planning Consultants Limited, c/o Mr
Andrew Cunningham, 18 Church View,
Brompton, Northallerton, DL6 2QX
Tel : 01609 617618
Email : info@lavingham.com

Architects

The Plan Shop, The Assembly Rooms, 29 Market
Pl, Bedale DL8 1ED
Tel: 01677 426616
Email : admin@theplanshop.net



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 by inspection or otherwise.

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