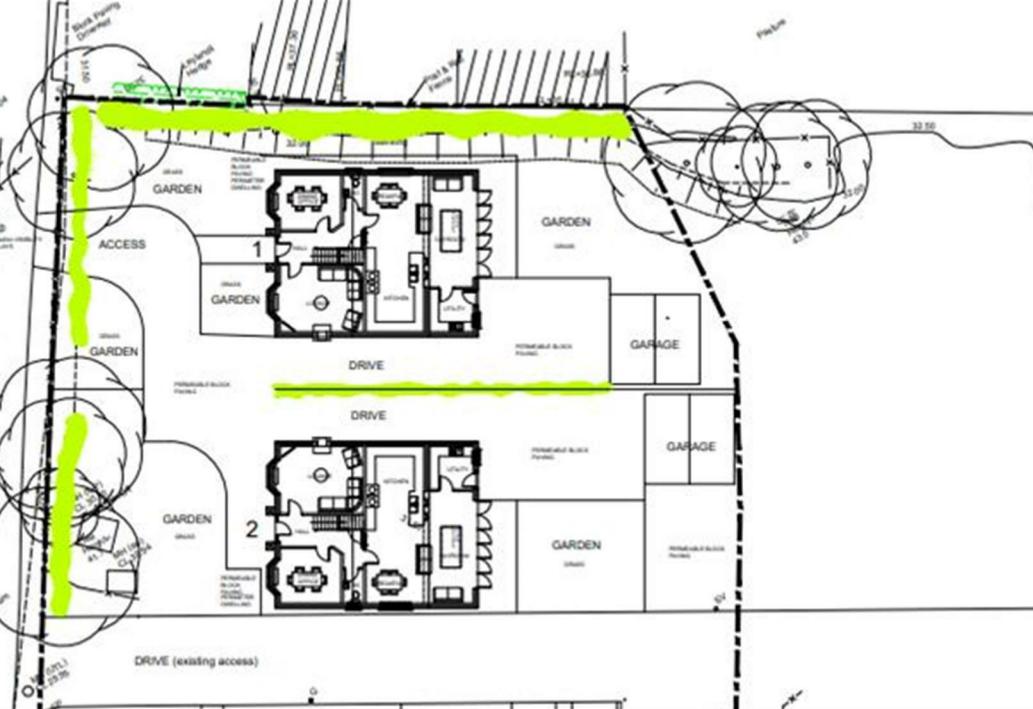




LAND AT IVY HOUSE
FARM, NORTHALLERTON, DL7
OFFERS IN EXCESS OF £300,000



Northallerton
Estate Agency



Land at Ivy House

Northallerton, DL7

Development Site for Two Dwellings within Thrintoft Extending to Some 0.30 Acres with Outline Planning Permission for Two Dwellings.

- Outline Planning Permission for 2 Residential Dwellings
 - Village Development
 - Good Local Amenities
- Panoramic Open Field Views
- Single Road Access Point

Introduction

A prime residential development opportunity benefitting from outline planning permission for the construction of two residential dwellings.

Situation

Located on the southern side of Thrintoft Moor Lane in the centre of the village of Thrintoft and served by a single access point onto the highway.

Description

Residential development site with outline planning permission with some matters reserved for the construction of two residential dwellings being a 3 & 4 bedroom house. Further reserved matters application has been made following the initial outline consent altering the scheme. Please note that the outline and reserved matters application is for four dwellings with only plots 1 & 2 being for sale. There is potential for agreement of extending the site on the southern boundary increasing the garden space.

General Remarks & Stipulations

Plans & Area

The plans are provided for identification only. Potential purchasers must satisfy themselves with the property.

Wayleaves, Easements & Rights of Way

The land 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 and existing and proposed wayleaves for masts, pylons, cables, water, gas pipes whether mentioned in these particulars or not.

Planning

Outline Planning for four dwellings: 18/02416/OUT
Reserved Matters Application: 22/00259/REM

The vendor reserves the right to require the purchaser to submit full planning including plots 3 & 4 with vendor supplying suitable drawings and a fair proportion of the costs.

Local Authority

North Yorkshire Council, Civic Centre, Stone Cross, Northallerton, DL6 2UU

Boundaries

The Vendor will sell all boundaries for which they have an interest in.

Timber, Minerals & Sporting

The Timber, Minerals and Sporting Rights are to be included with the freehold as far as they are owned.

Tenure

The Land is freehold and will be sold with vacant possession.

Method of Offering

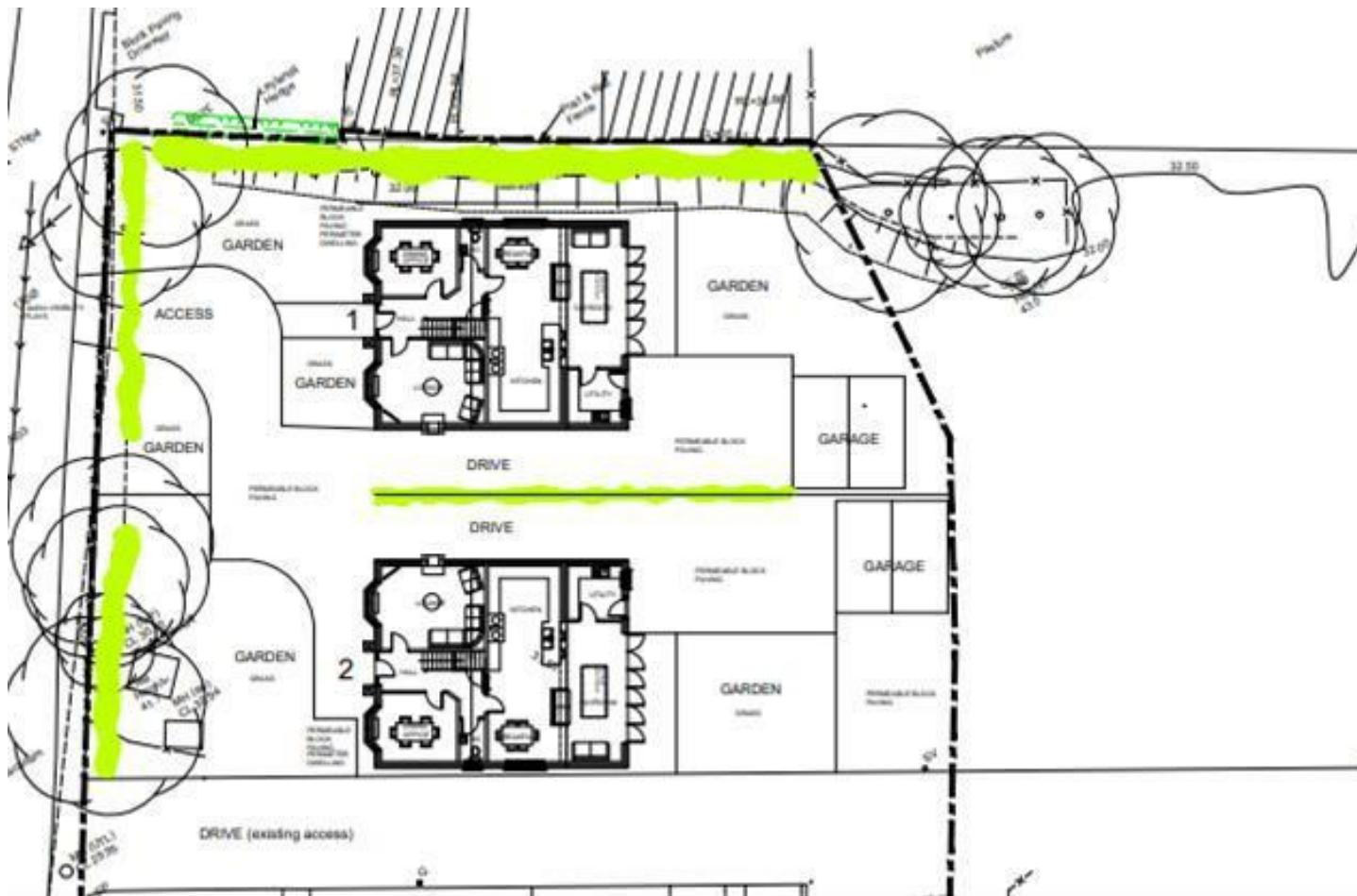
The Property is offered for sale initially by private treaty. We urge all interested parties to register their interest with us so we can keep you updated as to how the sale will be concluded. All expressions of interest should initially be direct to Simon Manthorpe MRICS FAAV.

Viewings

People wishing to view may do so at any reasonable time whilst carrying a copy of these particulars.



Call us to arrange a viewing on **01609 771959**



The chart shows the Energy Efficiency Rating for England & Wales. The y-axis represents the 'Energy efficiency - lower running costs' scale from 'Very energy efficient' (top) to 'Not energy efficient - higher running costs' (bottom). The x-axis represents the 'Current' and 'Potential' values. The bars are color-coded: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). The 'Potential' values are consistently one rating level higher than the 'Current' values.

Current Rating	Potential Rating
A (Very energy efficient)	A
B	B
C	C
D	D
E	E
F	F
G (Not energy efficient - higher running costs)	G

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that, unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information. In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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