LAND AT BULLAMOOR, NORTHALLERTON

GUIDE PRICE £250,000

Northallerton Estate Agency

Bullamoor

Northallerton, DL6 3RQ

UNSERVICED BUILDING PLOT OF LAND IN GOOD RESIDENTAL AREA WITH EASY ACCESS TO THE A1, NORTHALLERTON MARKET TOWN AND MAINLINE TRAIN STATION. THIS LAND IS SET IN OPEN COUNTRYSIDE WITH PANORAMIC VIEWS OUT AND AROUND. THIS PROPERTY HAS 2 OPTIONS OF PLANNING PERMISSION ON IT.

The land is situated on private land and is by appointment only, there is security dogs on site DO NOT ENTER THE LAND WITHOUT AN APPOINTMENT.

- **1 ACRE DEVELOPMENT PLOT**
- **5 BED DETACHED HOUSE PLANNING OPTION**
- **MAINS WATER**
- **PLANNING FOR 2 OPTIONS**
- **CLASS Q CONVERSION PLANNING OPTION**
- **OPTION TO CREATE AN ECO EFFICIENT FAMILY HOME**

PLANNING NUMBER ZB25/00355/FUL
ZB25/011719/MBN

THIS PLOT OF 1 ACRE OF LAND WHICH HAS PLANNING PERMISSION FOR EITHER A CLASS Q CONVERSION ON A RANGE OF FORMER OUTBUILDINGS TO FORM 2 RESIDENTIAL UNITS OR THE SECOND OPTION WOULD BE TO DEMOLISH THE EXISITING BUILDINGS AND BUILD A 5 BEDROOM DETACHED FAMILY DWELLING.

THE PURCHASER IS RESPONSIBLE FOR THE ERECTION OF THE BOUNDARY FENCE, INSTALL A HEATING SUPPLY AND SEPTIC TANK. THE CURRENT OWNERS ARE GOING TO APPLY FOR PLANNING TO MOVE THE EXISTING DRIVEWAY TO FURTHER DOWN THE LAND TO ALLOW FOR MORE PRIVACY.

THE LAND CURRENTLY HAS MAINS ELECTRIC .

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959
TENURE - FREEHOLD
SERVICES - MAINS , WATER & ELECTRIC
NYCC TAX BAND - NA
EPC - NA

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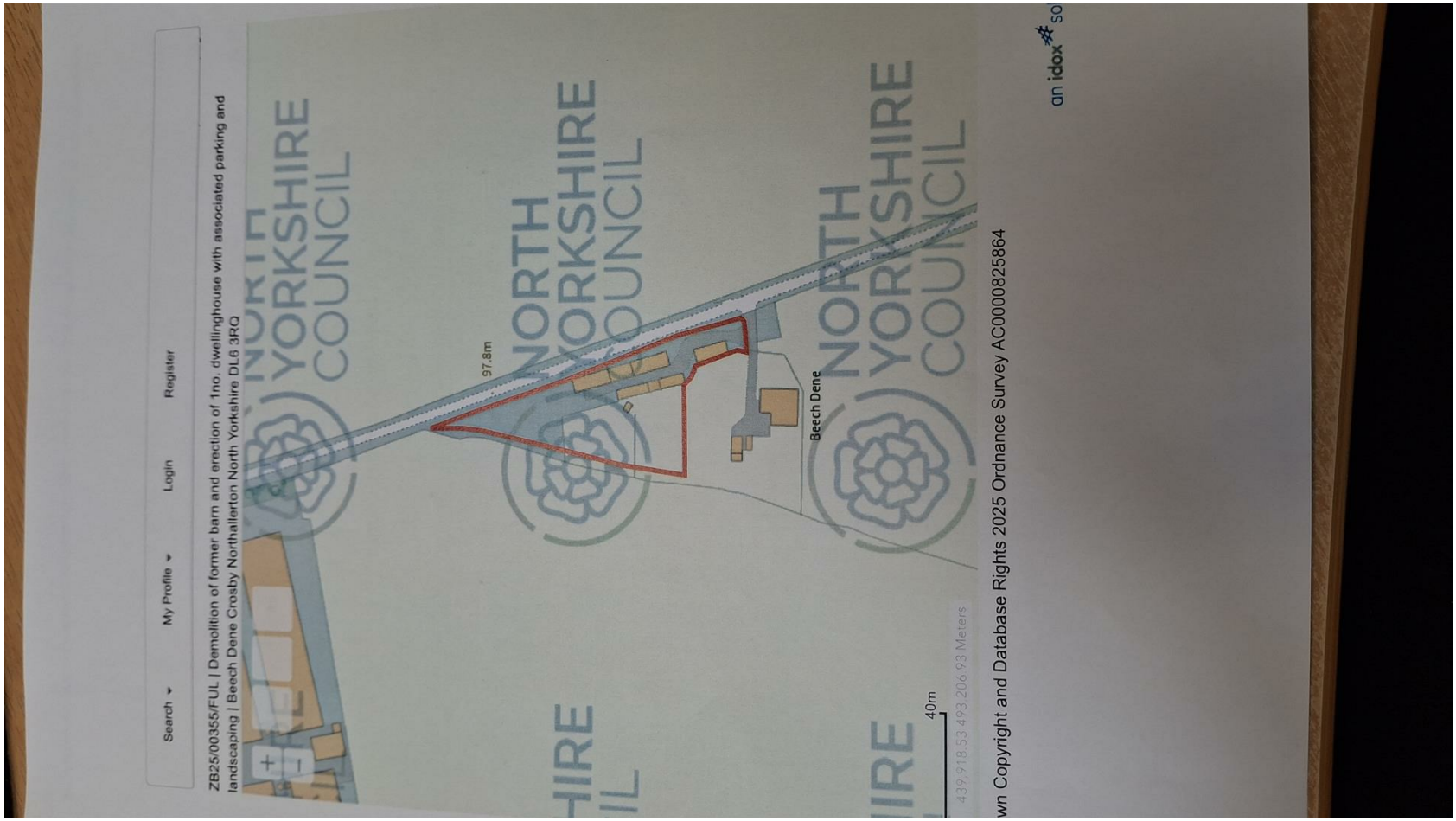
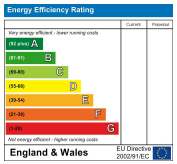
Call us to arrange a viewing on **01609 771959**





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· 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 important 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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The Property Ombudsman RICS

Northallerton Estate Agency