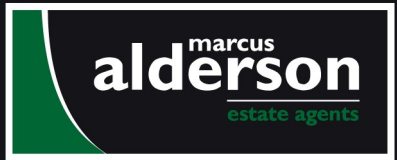


BUILDING PLOT, Lombards Wynd, Richmond, North Yorkshire, DL10 4JY

Offers over £120,000



## **BUILDING PLOT, Lombards Wynd, Richmond, North Yorkshire, DL10 4JY**

\*\*\* STAR BUY AT A REDUCED PRICE \*\*\* Possibly THE LAST RESIDENTIAL BUILDING PLOT on Lombards Wynd with FAR-REACHING VIEWS to the south-east towards the River Swale. PLANNING PERMISSION for a Stunning 226sqm (2,432sqft) GRAND DESIGNS Style Home with viewing terraces.

CENTRAL TOWN LOCATION, just yards from 'Old Town' Frenchgate & strolling distance from river walks, & (among others) The Easby Abbey walk.

Situated on the edge of the beautiful Yorkshire Dales National Park, Richmond is an historic Georgian market town of unique character & beauty - The Rough Guide to Britain describes the town as 'an absolute gem', one of the most beautiful & rewarding places to live in the Country. There is excellent A1(M) & A66 access at Scotch Corner (4.5 miles) & mainline rail station at Darlington 14 miles - LONDON Kings Cross 2 hours 20 minutes.

### **THE PROPERTY**

Possibly THE LAST RESIDENTIAL PLOT on Lombards Wynd with FAR-REACHING VIEWS to the south-east towards the River Swale. PLANNING PERMISSION for a Stunning 226sqm (2,432sqft) GRAND DESIGNS Style Home with viewing terraces. The plot extends to about 0.16 Acres.

### **SERVICES**

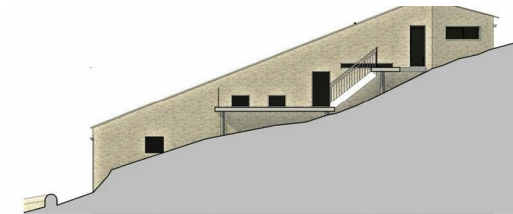
Mains Water, Electricity, Gas & Drainage will have to be connected.

### **PERSONAL INTEREST**

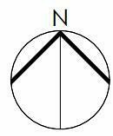
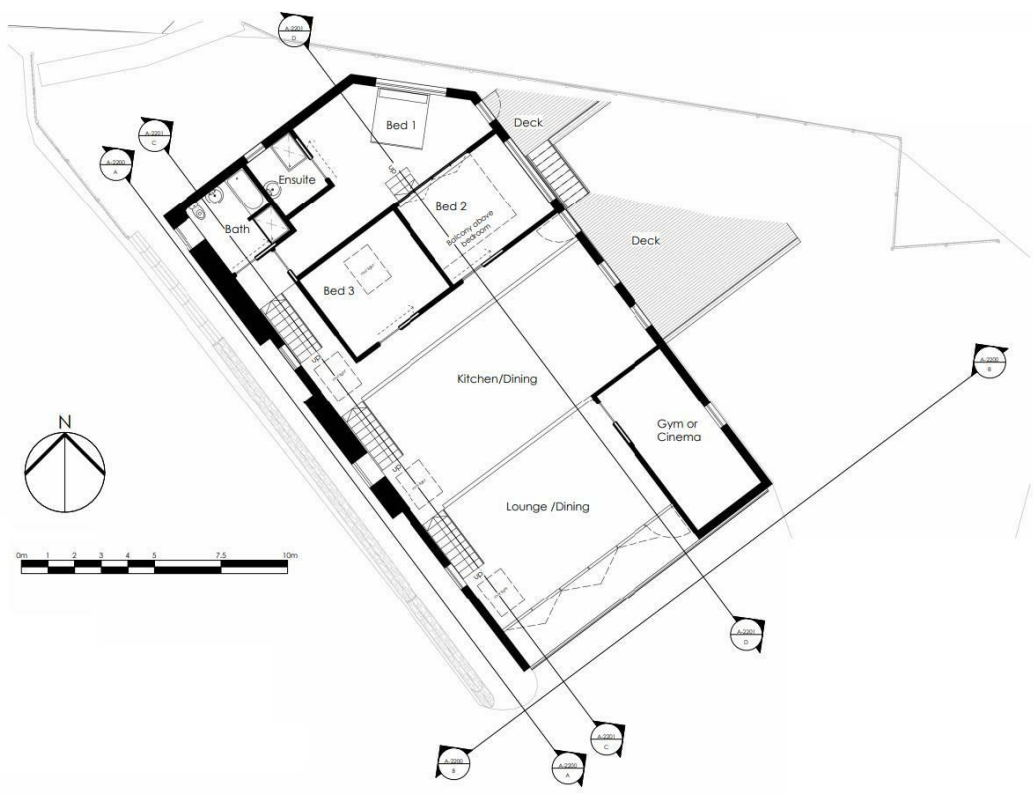
NB: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being marketed by a member of staff within Marcus Aldersons.

### **NB**

IMAGES ETC: Computer Generated Images (CGI's), Photographs & Artists Impressions are for illustrative Purposes only. Floor plans are for illustration only.



**OFFERS OVER £120,000**



- KEY**
- Paving
  - Soft Landscaping
  - Hard Landscaping
  - 2.4 x 4.8m Parking Bay
  - Proposed trees to replace existing 2 for 1
    - English oak (Quercus robur)
    - Weeping Willow (Salix babylonica)
    - Wild Cherry (Prunus avium)
    - Mountain Ash (Sorbus aucuparia)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

