

Avensden, Ellerton On Swale, North Yorkshire, DL10 6AP
Offers over £120,000



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A SUPERB 'LIFESTYLE' OPPORTUNITY to BUILD a Home with VERY LARGE GARDENS (Vegetables, Fruits, Chickens etc): 0.5 Acre BUILDING PLOT & Planning Permission for a DETACHED BUNGALOW with foundations already in place (See NOTE 5 below). Open fields to the rear - Call Now to View.

Ellerton-on-Swale is a tranquil hamlet served by Ellerton Lakeside Farm Shop & Café & the Ellerton Park outdoor facility. Nearby Scorton (1.6 miles) offers a Post Office, 2 Pubs, a Primary School & a Doctors' Surgery. Richmond (7 miles) & Northallerton (9 miles) - Mainline rail station: LONDON Kings Cross 2 hours 20 minutes. Scotch Corner (A1(M) & A66) under 7 miles

PROPOSED BUNGALOW:

HALL

MAIN LIVING AREA 8.05 max x 6.91 max (26'4" max x 22'8" max)

Comprising:

SITTING ROOM 4.93 max x 4.63 max (16'2" max x 15'2" max)

KITCHEN/DINING ROOM 6.90 x 3.10 (22'7" x 10'2")

INNER HALL

BEDROOM 1. 3.51 min x 3.51 (11'6" min x 11'6")

EN SUITE 2.50 x 1.22 (8'2" x 4'0")

BEDROOM 2. 3.30 min x 3.30 (10'9" min x 10'9")

BEDROOM 3. 2.50 x 2.20 (8'2" x 7'2")

BATH/SHOWER ROOM 2.20 x 2.15 (7'2" x 7'0")

NOTES:

(1) Avensden is sold subject to a right of way at all times & for all purposes on foot or with vehicles of any description over the access roadway to neighbouring Cobblestones.

(2) There is also a right of way over the approach drive

to the Avensden land.

(3) SERVICES Mains water, electricity (NO mains drainage) are available nearby.

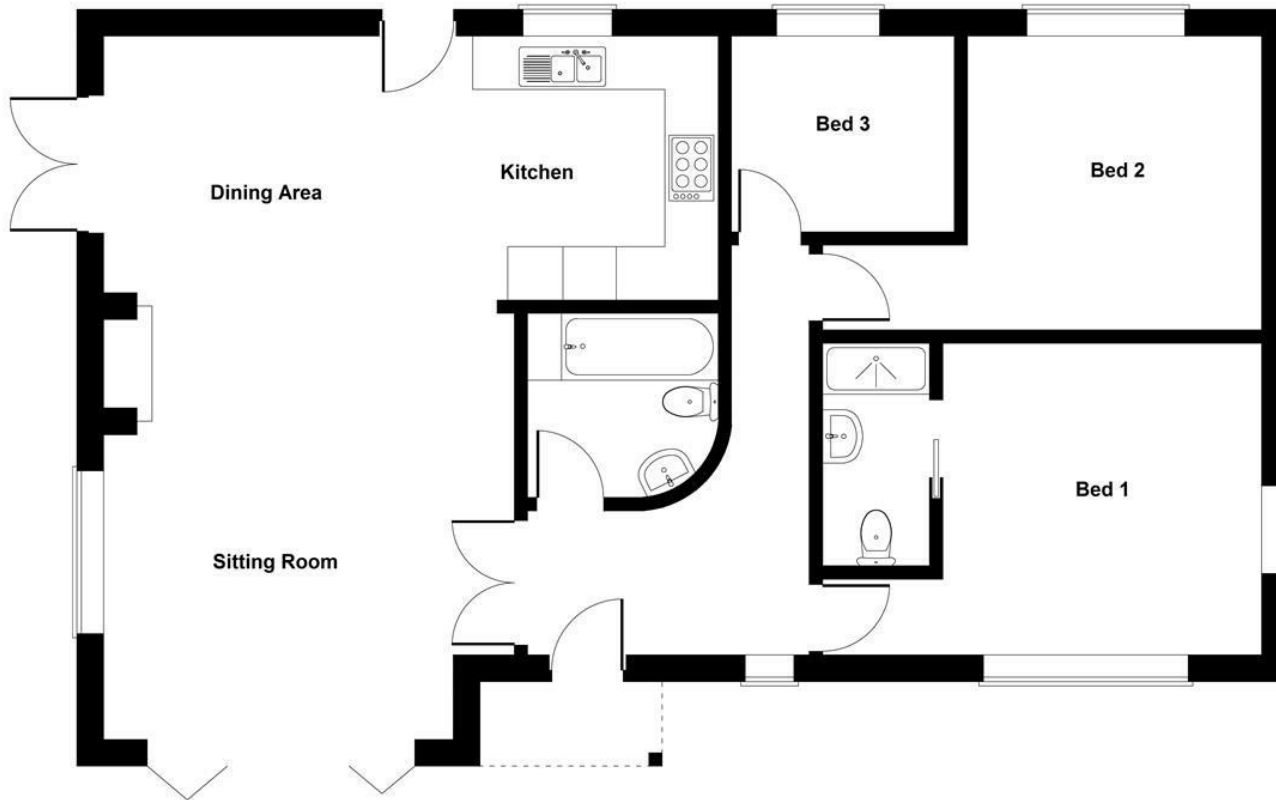
(4) PLANNING Applications (a) Full Planning Permission for Proposed Replacement Accommodation, Ref. No: 12/00754/FULL | Status: Application Permitted (b) Discharge of Conditions 1 To 15 Attached to Planning Permission 12/00754/FULL, Ref. No: 15/00851/DIS | Status: Application Permitted (c) Variation of Condition No 11 Attached to Planning Permission 12/00754/FULL (To Allow Construction of the Access to the Site Prior to the First Occupation of the Dwelling, Rather than Prior to the First Excavation Works on Site), Ref. No: 16/00059/VAR | Status: Application Permitted.

(5) From Richmondshire district Council Planning & Development Management 24th October 2016: "I would therefore confirm that all the 'pre-commencement' conditions have been discharged and a valid commencement has been made on site."

(6) OVERAGE: 50% Claw-back for 20 years - The overage only applies to any extra dwellings on the land.



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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