

# RICHARDSON & SMITH

*Chartered Surveyors*

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*Valuers*

## **BUILDING PLOT ADJACENT TO 18 MICKLOW LANE, LOFTUS.**



**A BUILDING PLOT WITH OUTLINE PLANNING PERMISSION FOR THE CONSTRUCTION OF A SINGLE PROPERTY WITH ACCESS FROM A COMMUNAL DRIVEWAY. THE PLOT IS SITUATED ON THIS ATTRACTIVE LANE AND BACKS ONTO OPEN FARMLAND.**

**OFFERS IN THE REGION OF: £68,000**

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**Partners: Robert C Smith**

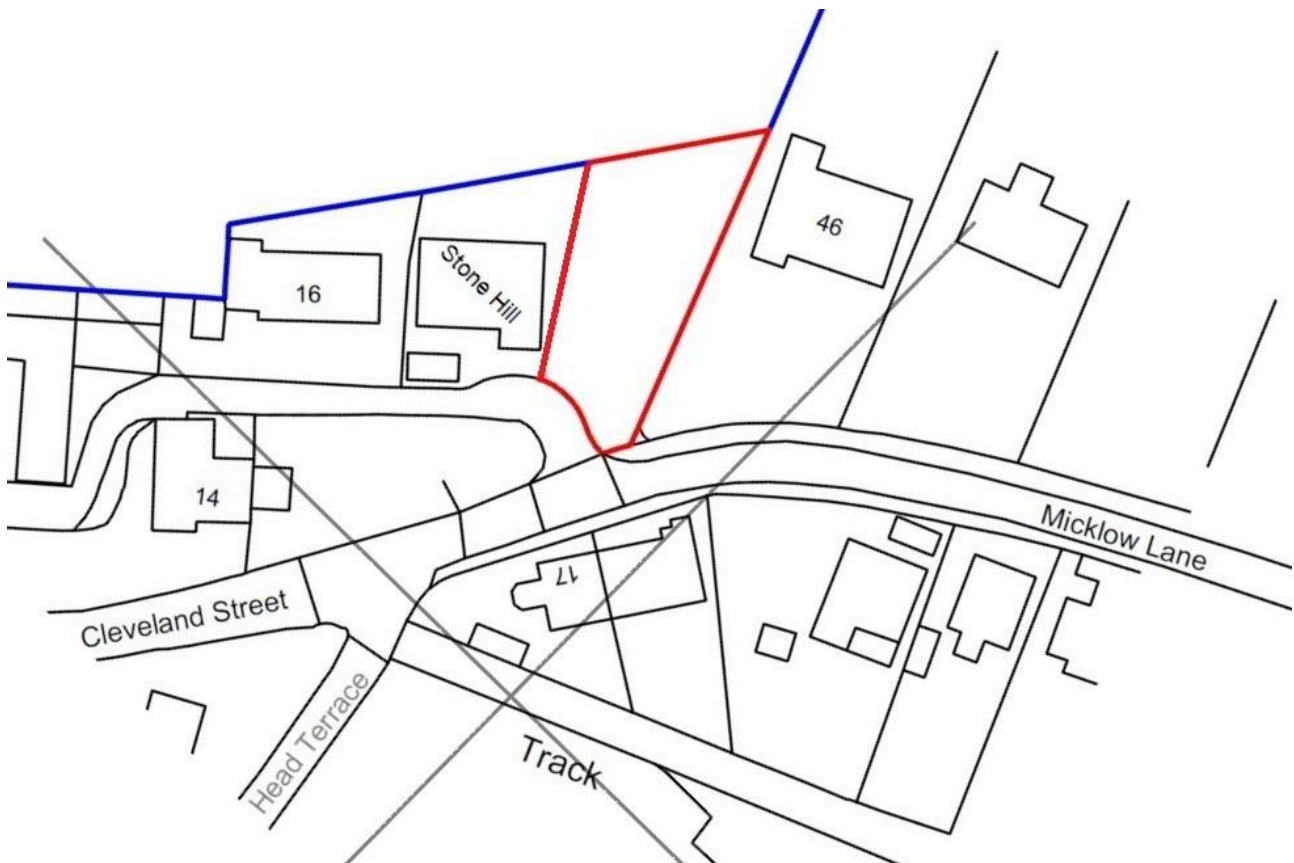
**Ian K Halley FRICS**

**James EJ Smith MRICS FNAEA**



**PARTICULARS OF SALE**

This development site has potential for the building of a single residential dwelling, a true opportunity for a developer or a private individual interested in building their dream property. It lies on the site of what was formerly Town Farm, with shared access from a slightly elevated position onto Micklow Lane and backing onto open fields.



## USEFUL TELEPHONE NUMBERS

**Redcar & Cleveland Council:** Tel 01642 774774    www.redcar-cleveland.gov.uk

## GENERAL REMARKS

**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Services:** It is understood that mains sewerage is available to the site. Mains water, gas and electricity is understood to run in Micklow Lane. Buyers should check the availability and adequacy of services for themselves.

**Directions:** Loftus lies in East Cleveland on the A174 between Whitby and Saltburn – See location plans. In the centre of the town, from the High Street, opposite the Post Office, turn onto North Road and then turn right onto Micklow Lane. Drive along and you will find the plot lying on your left hand side where marked by the Richardson and Smith 'For Sale' board.

**Post Code:** TS13 4JE

**Tenure:** Freehold

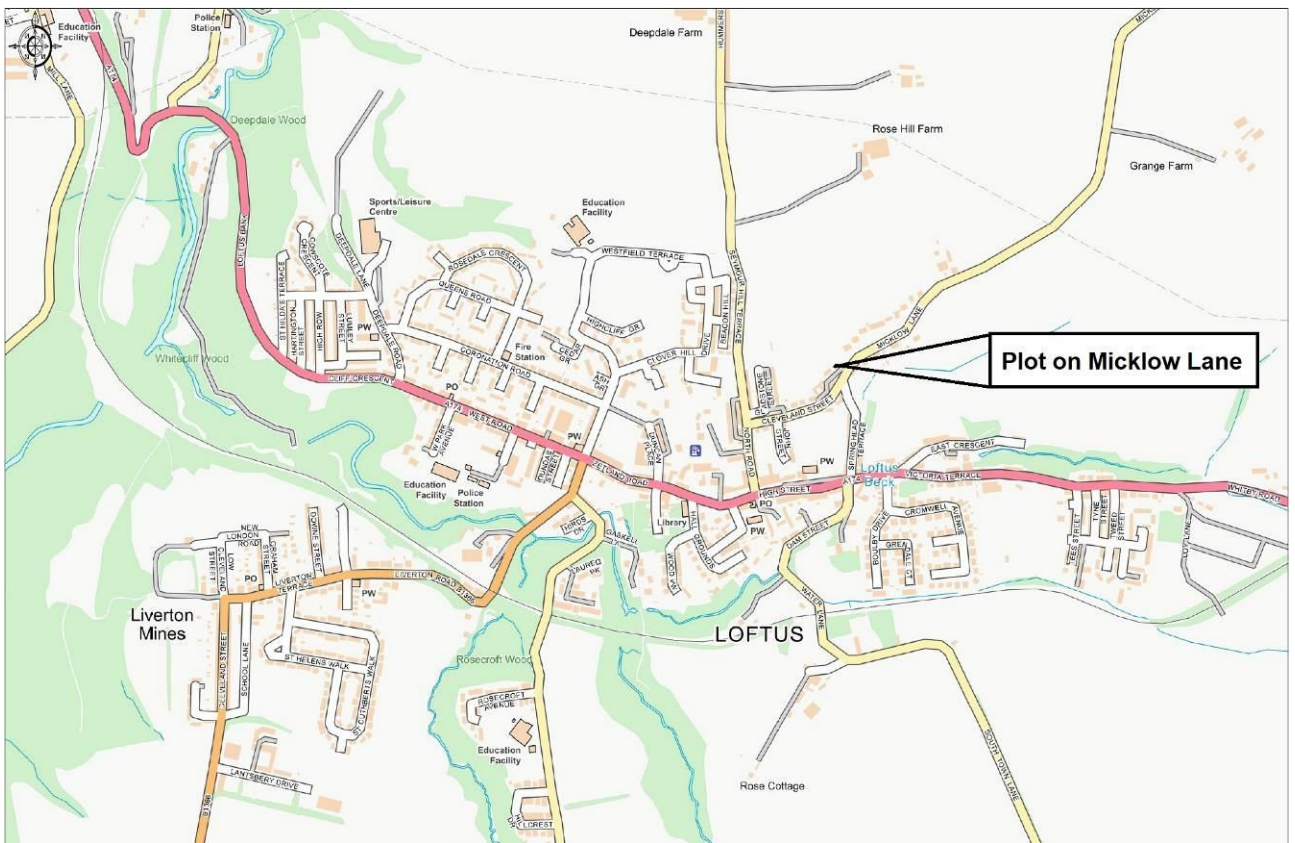
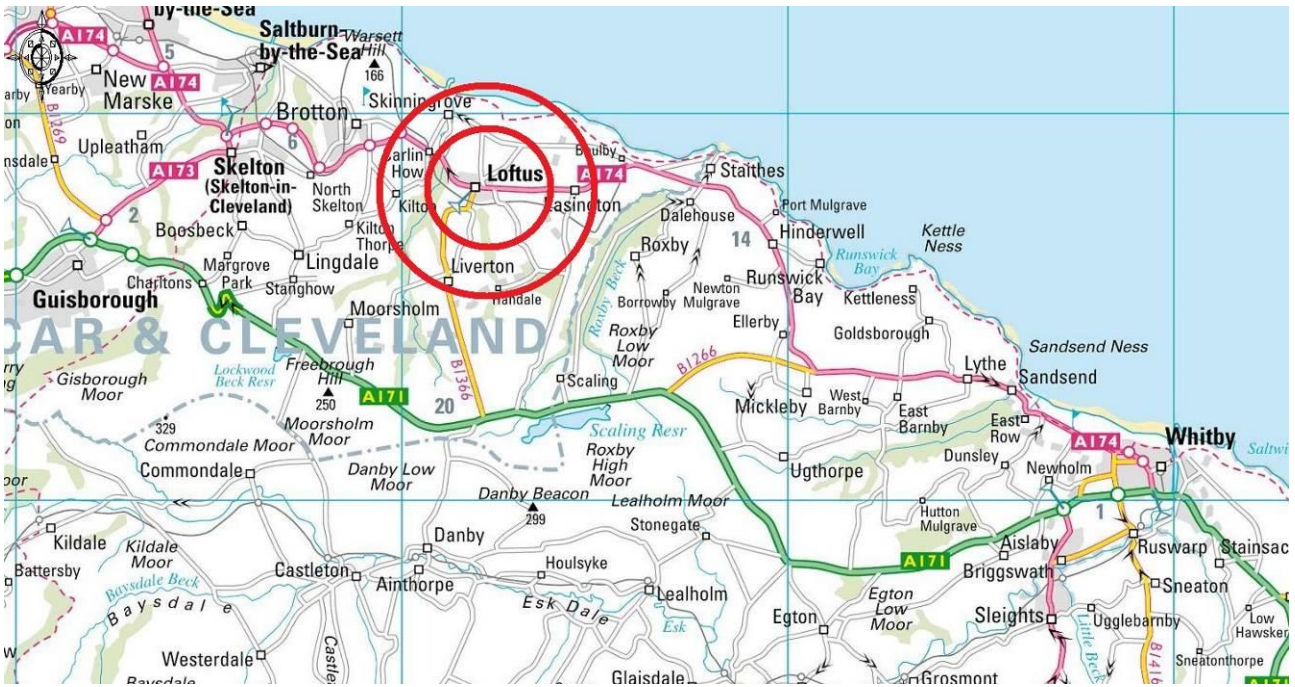


## PLANNING

The property obtained outline planning consent on 5<sup>th</sup> February 2026 for the development of a detached property. Redcar & Cleveland Planning Reference: R/2025/0530/OO.

Copies of the planning decision notice, plans, etc are available from the Redcar and Cleveland Council website. Simply go to the planning section and then click on the button to search for planning applications and then enter the planning reference above, or click on the following link:

<https://planning.redcar-cleveland.gov.uk/Planning/Display/R/2025/0530/OO>



**IMPORTANT NOTICE**

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*

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*Call us for a free appraisal of your property if you are considering selling*



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