



Field Adjacent, Pleasant View Moor Lane, Dalton, Richmond, DL11 7HU
Guide price £450,000



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A SUPERB & VERY INDIVIDUAL 0.77-ACRE 2-PLOT DEVELOPMENT SITE, including an 0.45 ACRE PADDOCK with PLOT 1, & a Detached ANNEX BARN with PLOT 2. Detailed Planning: Ref: ZD23/00217/FULL August 2024 – CALL NOW to VIEW.

LOCATION: Dalton is a tranquil, picturesque hamlet about 7 miles from RICHMOND (Richmond School catchment), 8 from BARNARD CASTLE (Pre-Prep, Prep & Boarding School) & about 16 from DARLINGTON (LONDON Kings Cross about 2 hours 20 minutes), A66 just over 2 miles, A1(M) at Scotch Corner about 8 miles, HARROGATE 44, NEWCASTLE 50 & YORK about 54 miles. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible. There are shopping facilities at Mainsgill Farm Shop on the A66, Stoneygate Farm shop near Ravensworth & Scotch Corner Services which has an M&S.

The SITE

A VERY DESIRABLE 0.77-ACRE 2-PLOT DEVELOPMENT SITE, including an 0.45 ACRE PADDOCK with PLOT 1, & a Detached ANNEX BARN with PLOT 2.

The PROPOSED DWELLINGS

PLOT 1: 164sqm (1,765sqft) with 0.45-acre PADDOCK

PLOT 2: 132sqm (1,421sqft) with a Detached BARN totalling 157sqm (1,690sqft).

PLANNING

Ref: ZD23/00217/FULL 2024 grants 'Full Planning Permission for Change of Use of Land from Agricultural Field to Residential, Construction of 2 No Dwellings with Associated Parking and Gardens and Conversion of Existing Barn' ... The development hereby permitted shall be begun within 3 years of the date of this permission from 7th August 2024.

SERVICES

Mains Drainage, Water & Electricity are available for connection nearby.

EXISTING Wayleaves, Easements etc

The site is sold subject to, & with the benefit of, all wayleaves, easements & rights of way, whether mentioned in these particulars or not.

NOTES

(1) For sale freehold with vacant possession on completion.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

