



Residential Build Plot Springwell Lane
Northallerton, North Yorkshire

Residential Build Plot

Springwell Lane

Northallerton

A rare and exciting opportunity to purchase a substantial residential build plot just a stone's throw away from the centre of the attractive market town of Northallerton. Outline Planning Permission has been granted for a spacious, four bedroom detached dwelling situated in approximately 0.46 acres.

FOR SALE AS WHOLE BY PRIVATE TREATY

- Outline planning permission for 4 bed dwelling and detached double garage.
- Potential for separate annex/ further dwellings subject to obtaining necessary consents.
- Ample external space.
- Substantial 0.46 acre plot.
- Located within walking distance of Northallerton town centre and train station.

youngsRPS 

Northallerton 01609 773004

www.youngsrps.com



LOCATION

Northallerton is an attractive and sought after town set between the North York Moors National Park to the east and the Yorkshire Dales National Park to the west. Northallerton offers a full range of facilities including supermarkets, a good range of shops, leisure/sports centre, a choice of schools and a hospital. The town is well placed for commuting purposes with excellent road links for the A19 and A1, as well as regular bus and rail services.

The plot is within walking distance from Northallerton High Street and train station.

DESCRIPTION

A rare and exciting opportunity to purchase a substantial build plot just a stone's throw away the centre of the attractive market town of Northallerton. Outline Planning Permission has been granted for a spacious, four bedroom detached dwelling and detached double garage. There may be potential for a separate annex/ further dwellings subject to obtaining necessary consents.

The site is situated in approximately 0.46 acres, providing ample external space in addition to planning for a detached double garage.

PLANNING

Outline Planning Permission was granted on appeal on 22 October 2019 (Appeal Ref APP/G2713/W/19/3231800).

Details of the application can be found on the Hambleton District website, planning reference 19/00363/OUT. The purchaser should ensure they can comply with the conditions set out in the decision notice and satisfy themselves regarding all matters relating to planning.

ACCESS

The property benefits from a right of way marked in blue on the Sale Plan.

SERVICES

Interested parties are to make their own enquiries into services.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

PUBLIC RIGHTS OF WAY

None.

TENURE

The land is available freehold with vacant possession on completion.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Northallerton on 01609 773004.

LOCAL AUTHORITY

Hambleton District Council.
Telephone: 01609 779977

INFORMATION PACK

The following information is available on request from the sole selling agents:

1. Planning Appeal Decision.
2. Title documentation.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey and interested parties should satisfy themselves in this regard.

MONEY LAUNDERING REGULATIONS

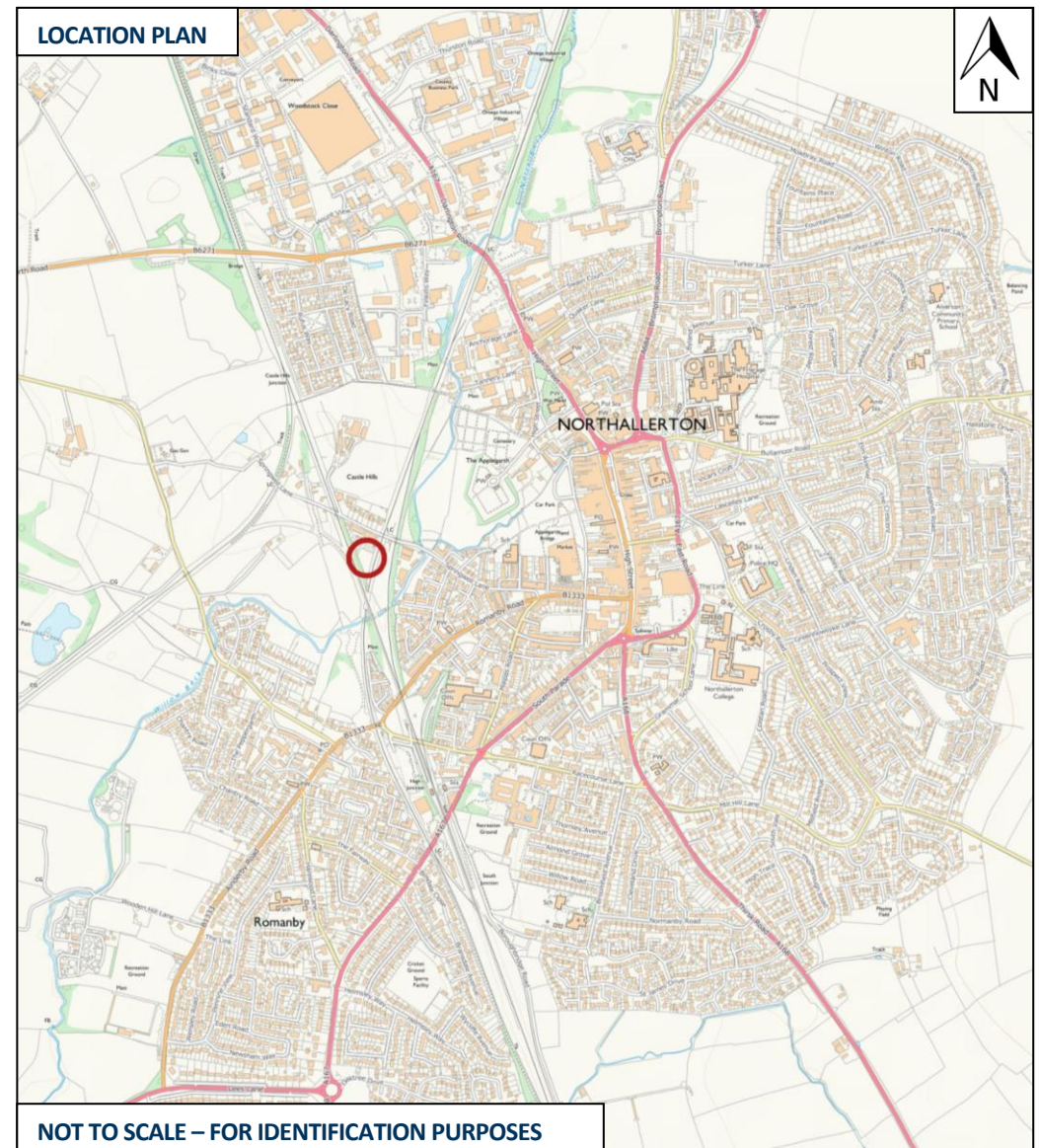
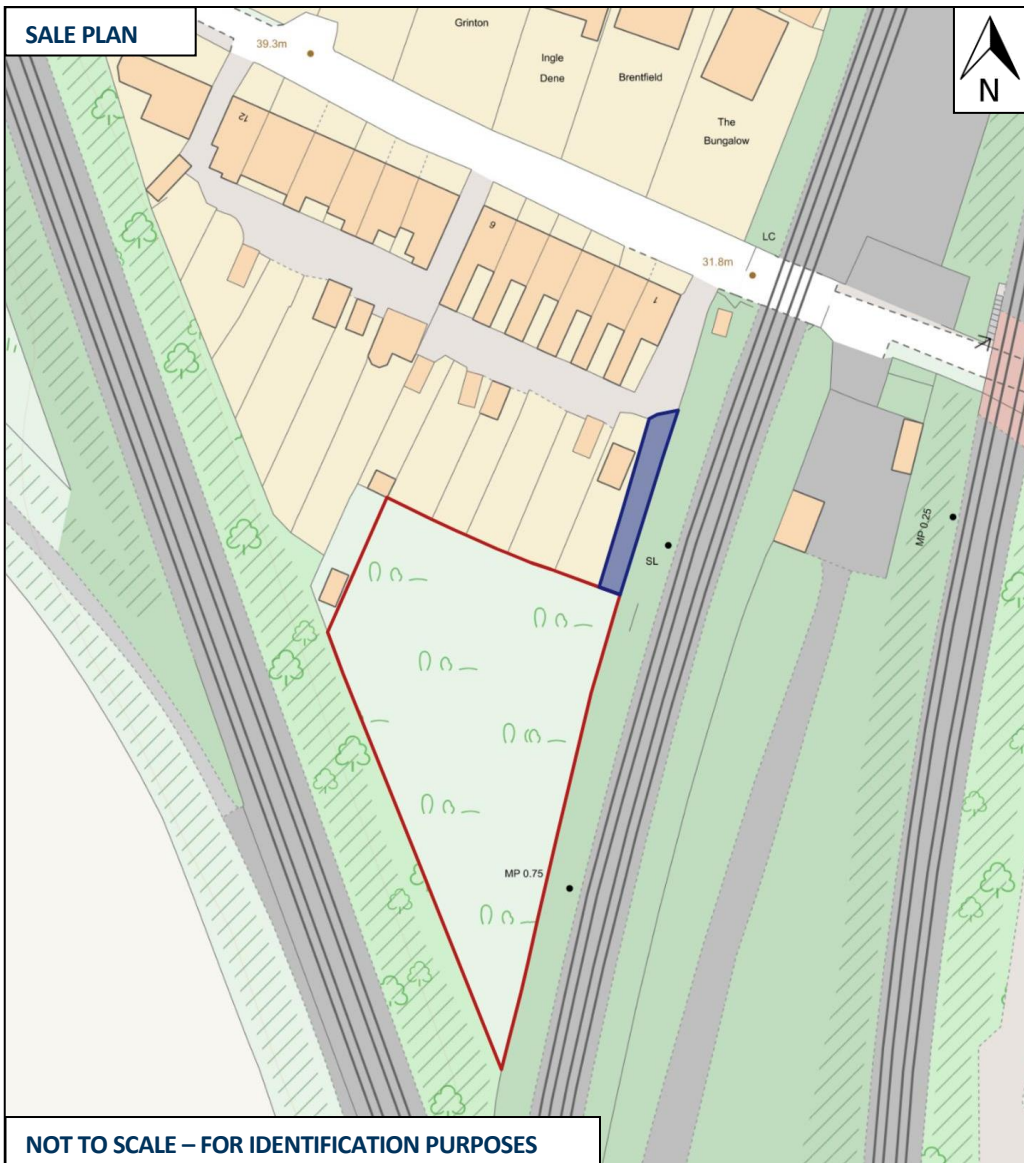
The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving licence or a recent utility bill as proof of residence.

ACCEPTANCE

The vendor reserves the right not to accept any nor the highest Offer.

NOTES

Photographs taken: September 2020.
Particulars prepared: September 2020.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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