



GSC GRAYS

PROPERTY • ESTATES • LAND



The Former Bulls Head, Vaughan Street

North Skelton Saltburn-By-The-Sea, North Yorkshire, TS12 2AR

Asking Price £125,000



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Description

An exciting opportunity to purchase a site with planning permission for five dwellings, on the site of the former Bulls Head at Vaughan Street, North Skelton. Planning reference R/2019/0614/FF ERECTION OF 5 DWELLINGS WITH NEW ACCESS ROAD AND ASSOCIATED LANDSCAPING.

Plots 1 and 2 are a pair of two bedroom semi detached homes. Plots 3 and 4 are a pair of three bedroom semi detached homes. Plot 5 is a detached three bedroom home. Plans are available via the agents, GSC Grays of Stokesley

Planning Permission

The site has planning permission for the construction of five dwellings. Planning consent was granted on 8th April 2020, subject to 8 conditions. A copy of the planning consent is available on request or may be found on the Redcar and Cleveland Borough Council planning website under the reference number R/2019/0614/FF. The site is sold with the benefit of planning permission and the purchaser(s) should ensure that they can comply with the conditions set out in the Decision Notice. Please note that the vendor, agents and architects, in obtaining planning consent, will not be held responsible or liable for any inaccuracies or discrepancies.

Local Authority

Redcar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
Yorkshire TS10 1RT
Tel: 01642 774 774
E-mail: planning_admin@redcar-cleveland.gov.uk

Services

All services previously disconnected from the former Bulls Head. Prospective purchasers must satisfy themselves as to their availability and capacity.

Easements and Wayleaves

The property is sold subject to and with the benefit of all rights of way, whether public or private, lighting, water, drainage, sewerage, support and easements whether mentioned in these particulars or not.

Viewings

The site can be viewed from the roadside at any time during daylight hours, subject to having a set of the sales particulars and having been pre-registered with the agent. If a site inspection is required, this must be via private appointment with the selling agent, GSC Grays 01642 710742

Health and Safety

We would ask that prospective purchasers are as vigilant as possible when making an inspection of the site, for your own safety, and no liability is accepted.

VAT

Please note the sale of this site is Opted to Tax, therefore any guide prices quoted or discussed are exclusive of VAT. In the event of the sale of the property or any part of it or any right attached to it for the purposes of VAT, such tax will be payable in addition to the purchase price.

Particulars and Photographs

Photographs taken July 2020
Particulars prepared July 2020

Tel: 01642 710742

Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy. The vendor reserves the right to change and amend the boundaries.

Selling Agents

GSC Grays
26-28 High Street
Stokesley
TS9 5DG
Telephone 01642 710742

Disclaimer Notice

- GSC Grays gives notice that:
- 1. These particulars are a general guide only and do not form any part of any offer or contract.
 - 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
 - 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however

- caused.
- 4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
 - 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
 - 6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Stokesley Office on 01642 710742 if you wish to arrange a viewing appointment for this property or require further information.