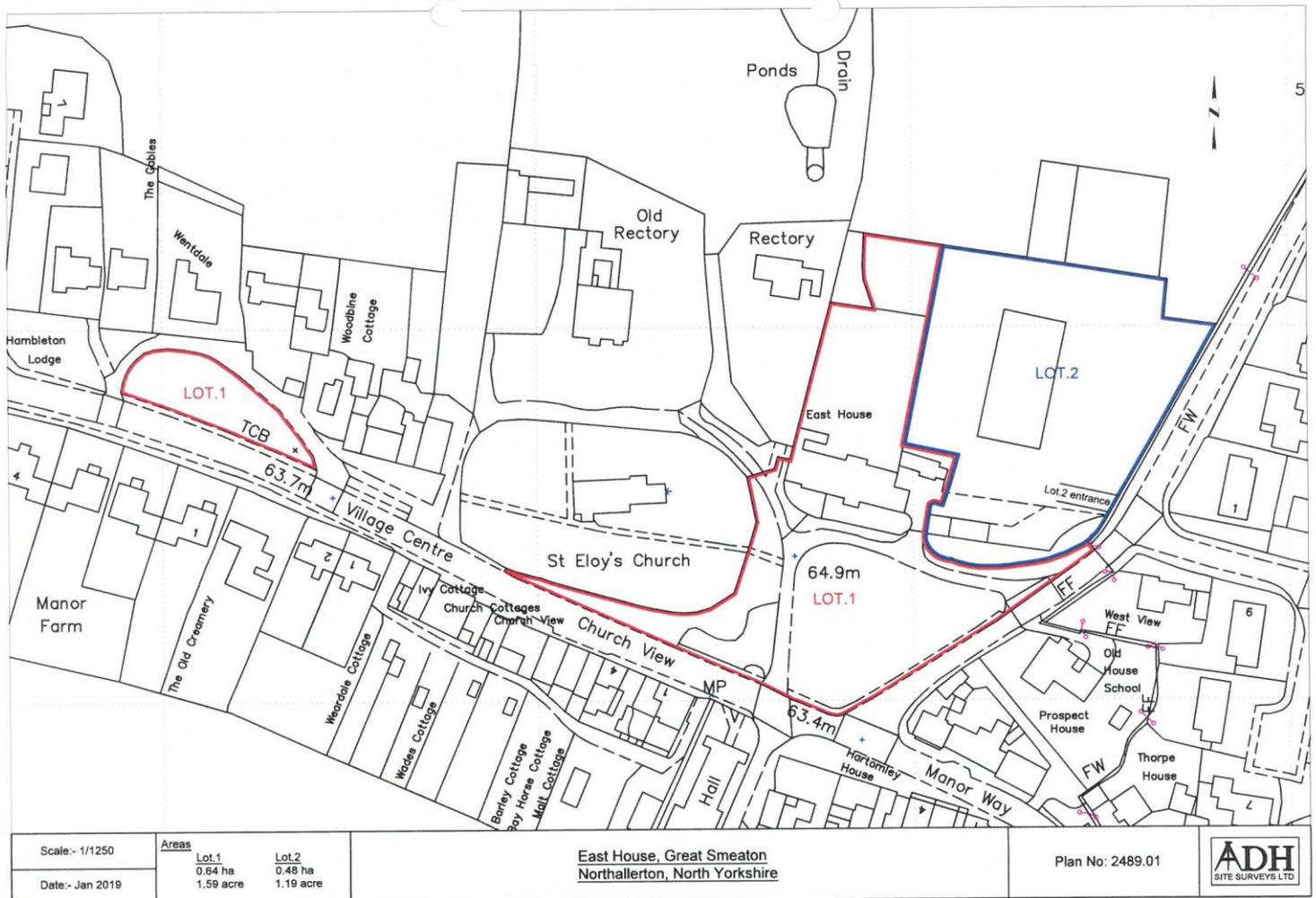


Prime Development Site Adjacent to The East House (Lot 2)

Great Smeaton, Northallerton, North Yorkshire, DL6 2EP



Robin Jessop



- Prime development site extending to 1.19 acres.
- Accessible village location.
- Full planning permission to convert The Coach House into a 2/3 bedroom dwelling.
- Two further substantial building plots.
- Further plot with potential.
- Guide Price: £400,000-£450,000.



Prime Development Site Adjacent to The East House, Great Smeaton.

Situation

Northallerton 7 miles, Thirsk 16 miles, Teesside 15 miles. A1(M) at Catterick 20 minutes, Leeds Bradford and Newcastle Airports both 1 hour (all distances and times are approximate).

The site is extremely well placed in the centre of Great Smeaton. It presently forms part of the extensive gardens to The East House which is being sold separately as Lot 1.

Great Smeaton is a popular village which benefits from a primary school, church, village hall and pub. It is highly accessible for a number of market towns and within driveable commuting distance of Teesside, Tyneside and York.



Description

This is a prime development site on the edge of a popular village offered for sale with the benefit of planning permission for The Coach House as well as two further dwellings.

Part of the site has existing permission to construct a garage block for the house, but the house is being sold separately so would not be viable if each lot sells separately. However, it does have scope for a further plot, subject to obtaining the necessary planning consent.

The Coach house has planning permission for conversion into a 2/3 bedroom dwelling as well as a single detached garage. This expires in September 2019. **Application Number 16/01198/FUL.**

There is a second planning permission for alterations to access, renovation of a boundary wall, formation of a private drive and construction of two dwellings. This expires March 2021. **Application number 17/01124/FUL.**

The planning consents are available to view upon request or for further information you can contact Hambleton District Councils Planning Department

General Remarks and Stipulations

Viewings

By appointment only with Robin Jessop Ltd – 01677 425950 or 01969 622800

Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

Services

Mains water, drainage and electric are all situated nearby. High speed broadband is also available in the village.

Method of Sale

The property is offered for sale, initially by Private Treaty. However we reserve the right to conclude the sale by any other method at our discretion.

Boundaries

Please note that the purchaser of the site will be required to construct a wall in the gap between the Coach House and the garage of the house in Lot 1.

