

FOR SALE – Offers in the Region of £415,000

**Land Adj to 89A Northallerton Road, Brompton,
Northallerton, N. Yorkshire, DL6 2QA**

**Residential Development Opportunity – Extending to approx. 1.02 Acres
Detailed Planning Consent for the erection of 3 Detached Dwellings.**

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SITUATION/LOCATION

The site fronts Northallerton Road adjacent to Stokesley Road and opposite Northallerton Rugby Club approximately 1 mile from Northallerton High Street within the Hambleton District of North Yorkshire. The site is bound by Northallerton Road to the west, open countryside to the east and residential dwellings from Cheviot Close to the south. The immediate vicinity is a predominantly residential neighbourhood incorporating a mix of dwelling types and local amenities. The location provides prompt access across Northallerton and Brompton benefitting from swift transport links across the region with access to the A19 and A1(M) available within a short driving distance.

DESCRIPTION

The site comprises vacant domestic gardens of generally rectangular proportions extending to approximately 1.02 Acres.

PLANNING PERMISSION

The site has full planning permission for the erection of 3 detached dwellings with generous plot sizes. The permission was granted 18th April 2024 subject to various conditions including a Community Infrastructure Levy payment. All information may be referred to via Hambleton's online Planning Portal provided by North Yorkshire Council.

PLANNING REF: ZB24/00288/FUL

ACCOMMODATION SCHEDULE

	Description	Approx. size
Plot 1	3-bed detached with integral garage. Generous plot.	1,883sq.ft.
Plot 2	2-bed detached. Generous plot.	1,238sq.ft.
Plot 3	4-bed detached with integral garage. Generous plot.	2,206sq.ft.

AGENTS NOTE

All site plans, sizes and aerial photography are provided for identification purposes only and without reliance. Interested parties should qualify this information with their professional advisors.

SERVICES

We are advised by our client that mains electricity, water and drainage are available for connection. The exact position of the services is not known and interested parties are advised to rely on their own enquiries in this regard.

TENURE

Freehold (subject to tile split from NYK162547)

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through the Agents.



**For identification purposes only*

**18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945**

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BLOCK PLAN



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PLOT 1



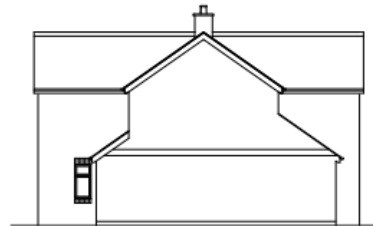
WEST ELEVATION



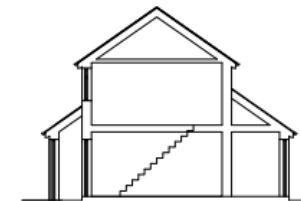
EAST ELEVATION



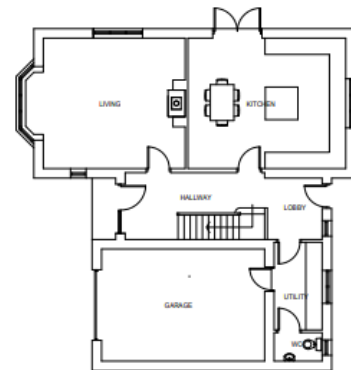
NORTH ELEVATION



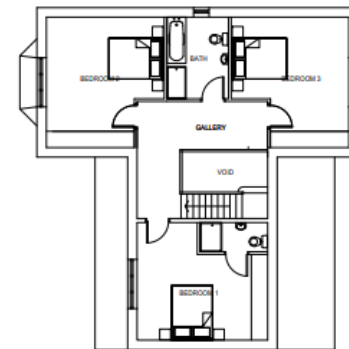
SOUTH ELEVATION



SECTION



GROUND FLOOR



FIRST FLOOR

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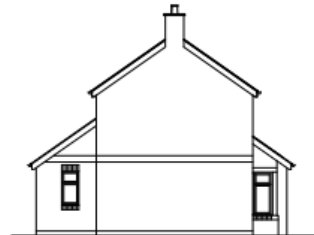
PLOT 2



WEST ELEVATION



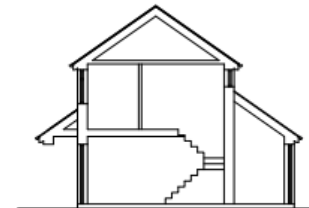
EAST ELEVATION



NORTH ELEVATION



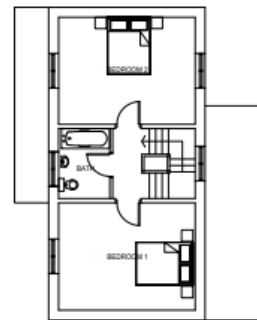
SOUTH ELEVATION



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PLOT 3



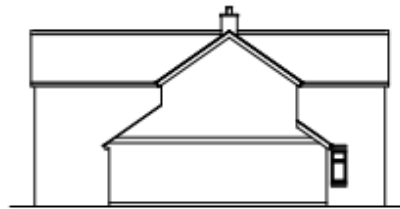
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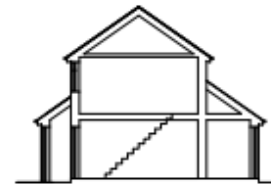
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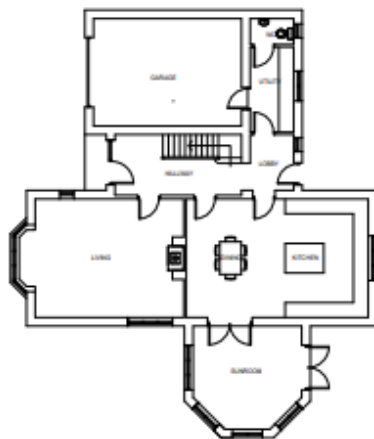
SOUTH ELEVATION



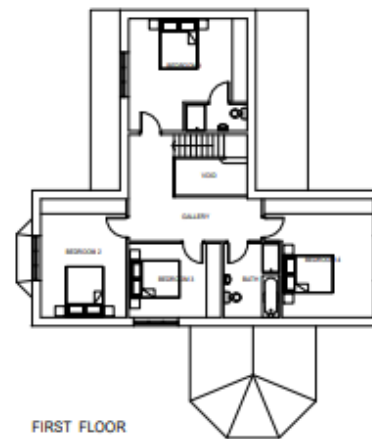
NORTH ELEVATION



SECTION



GROUND FLOOR



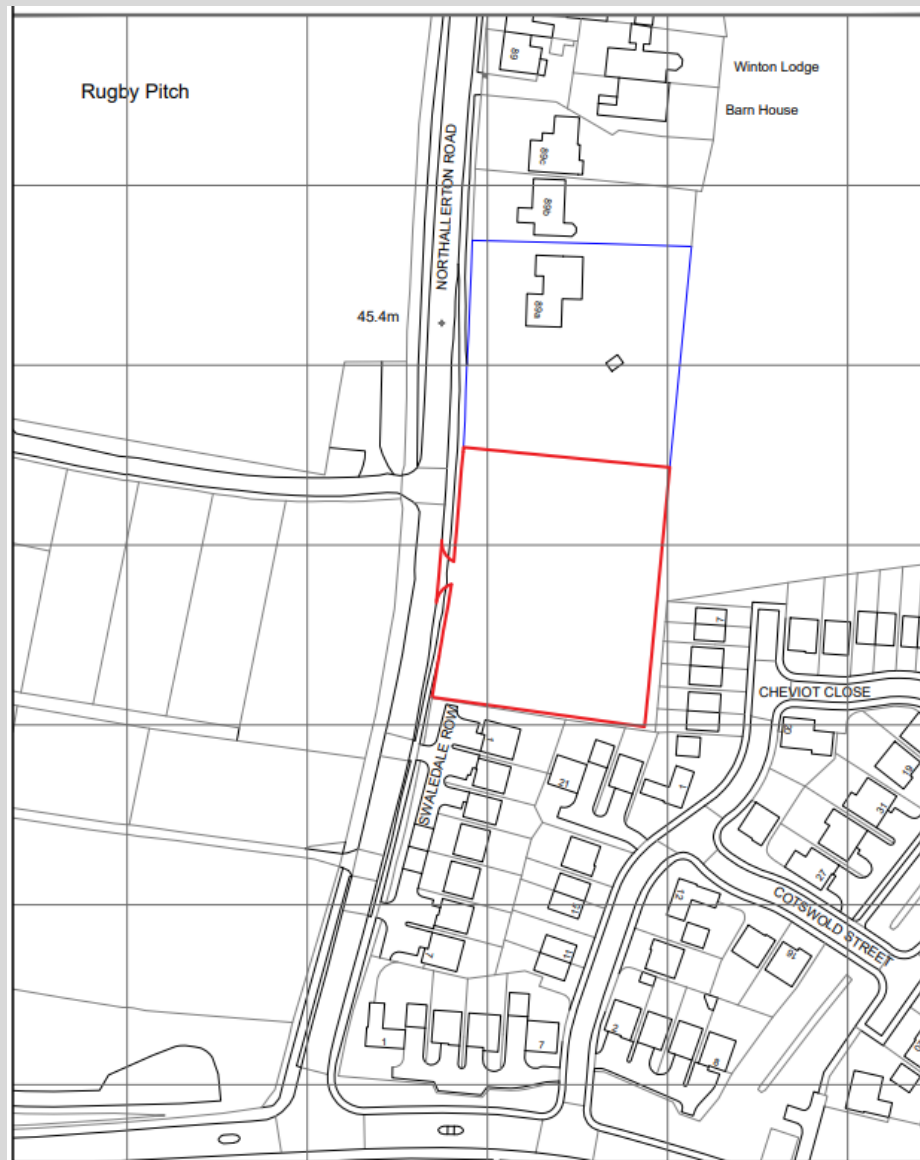
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SITE/ LOCATION PLAN



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