

RESIDENTIAL DEVELOPMENT SITE AT SOUTHWICK GRANGE
Finghall, Leyburn, North Yorkshire DL8 5NB



GSC GRAYS

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RESIDENTIAL DEVELOPMENT SITE AT SOUTHWICK GRANGE Finghall, Leyburn, North Yorkshire DL8 5NB

An exciting opportunity to purchase a new build development site within the popular village of Finghall.

The 0.47-acre site benefits from outline planning permission for the development of two detached units.

The outline consent allows flexibility for the successful purchaser to submit a reserved matters application suited to their individual requirements. The purchaser will be required to erect a new fence to the northern boundary to the vendors satisfaction.



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Situation

Set between the market towns of Leyburn (4 miles) and Bedale (5 miles), Finghall provides easy access to the A1(M) North / South at Leeming Bar (6 miles).

Mainline train services are available at Northallerton and Darlington stations with airports at Newcastle, Leeds / Bradford and Durham Tees Valley. Buses connect from Leyburn to Richmond, Hawes, Bedale and Ripon.

Amenities

Situated in the attractive and un-spoilt village of Finghall in the heart of lower Wensleydale. The nearby thriving market towns of Bedale and Leyburn boast a weekly local market, a monthly farmers market, plus several hotels, restaurants and public houses. There are many small speciality shops and a livestock mart once a week.

The surrounding villages offer primary schooling, whilst Leyburn and Bedale provide secondary schooling, with alternatives available locally at Richmond. Private schooling is found at Newton-le-Willows (Aysgarth Prep), Barnard Castle and Sedbergh.

Planning Permission

The site has outline planning permission for the development of two new build, detached units. Consent was granted at appeal (Ref APP/N2723/W/22/3300410) on the 20th October 2022, with the reserved matters being access, appearance, landscaping, layout and scale.

The appeal was granted, subject to seven conditions and full details of these can be provided on request.

Development is to commence within two years of the date of reserved matters approval and the consent is conditioned to no more than two dwellings.

The site is accessed via a private track and there will be future shared maintenance liabilities associated with the new development. The vendors wish to approve final designs (with consent not to be unreasonable withheld).

Local Authority

Richmondshire District Council, Mercury House, Station Road, Richmond, DL10 4JX. Tel: 01748 829100

Email: planning.enquiries@richmondshire.gov.uk

Services

It is understood that mains water, electricity and sewerage are all available within close proximity of the site. However, none of the services have been tested and prospective purchasers must satisfy themselves as to their availability and capacity.

Easements and Wayleaves

The property will be sold subject to and with the benefit of any rights of way, wayleaves, easements or quasi easements which might exist across the holding.

Viewings

Viewings are strictly by appointment only via the selling agents, GSC Grays.

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.

Particulars and Photographs

Photographs taken 25th November 2022

Particulars prepared 23rd November 2022

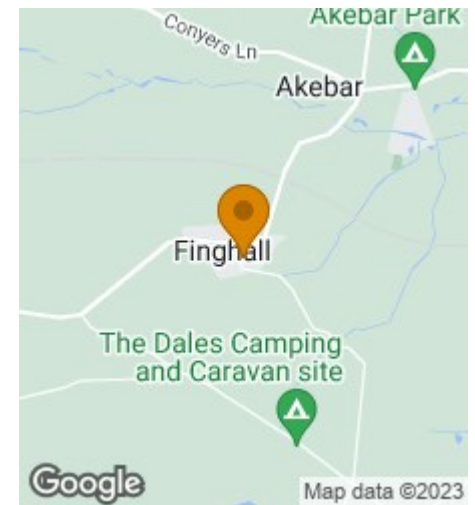
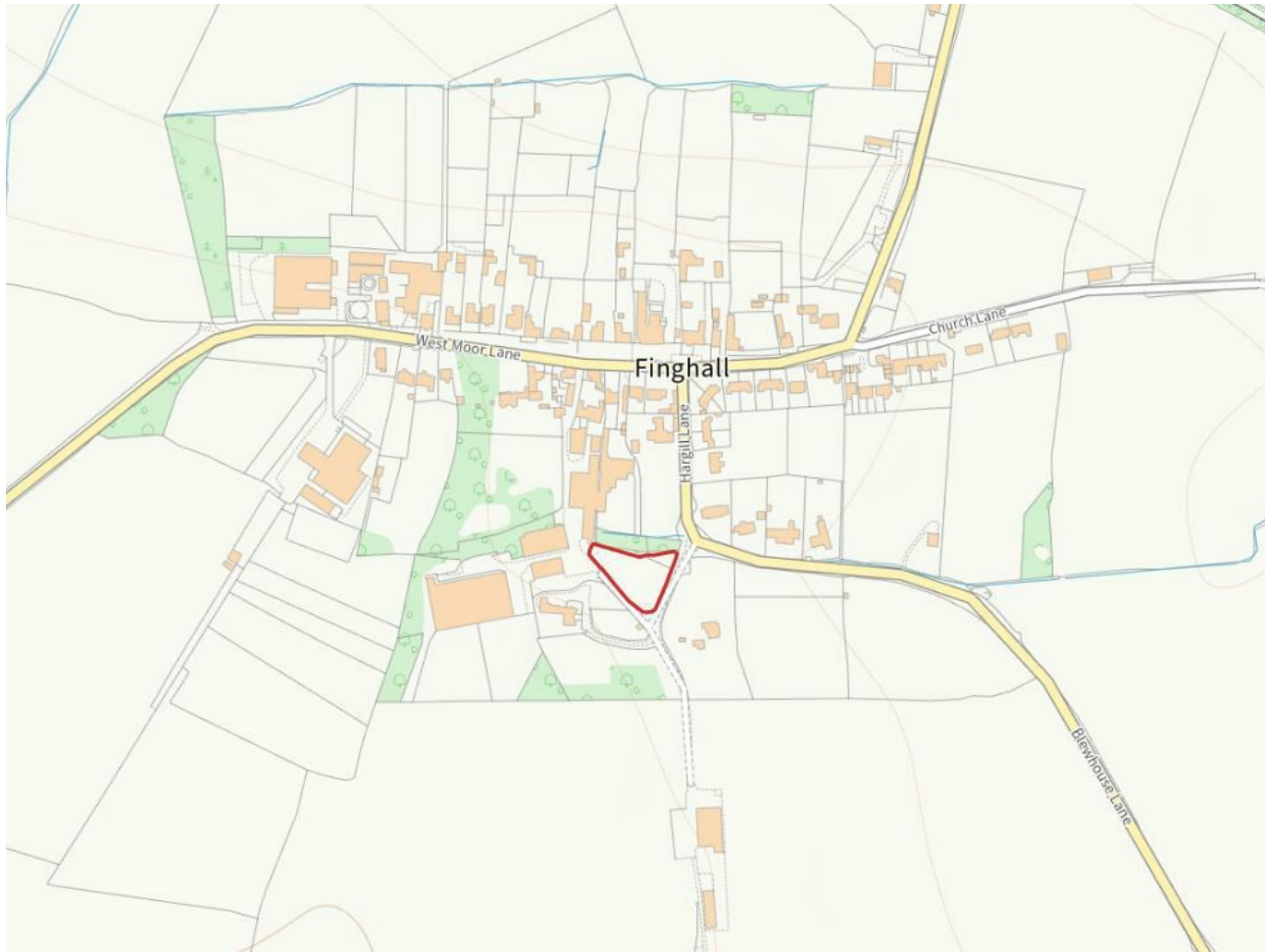
Areas, Measurements and Other Information

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
15 High Street
Leyburn
DL8 5AH
Tel: 01969 600120
Email: leyburn@gscgrays.co.uk





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.