

RESIDENTIAL DEVELOPMENT SITE

Forcett Home Farm, Forcett, DL11 7SB

GSC GRAYS

PROPERTY • ESTATES • LAND

RESIDENTIAL DEVELOPMENT

Forcett Home Farm, Forcett, DL11 7SB

Nestled on the edge of the Forcett Hall Estate, this unique development opportunity presents an exciting prospect for those looking to invest in a sought-after location. The site offers the potential for the development of four properties, combining both new build and delightful barn conversions, which will undoubtedly appeal to a variety of buyers.

Planning Permission Granted For Four Properties
Dedicated entrance to development
Gardens & Garaging
Village Location





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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL
01748 829217
agency@gscgrays.co.uk

GSCGRAYS.CO.UK

Location

The site is situated in a rural position in the village of Forcett, on the edge of the Forcett Hall Estate. Eppleby is located close by and benefits from a village shop, tea room, public house and primary school. The A66 is within easy reach bringing the nearby market towns of Richmond, Barnard Castle and Darlington within easy reach. These towns offer a wide variety of amenities including national and local retailers a large range of bars and restaurants, cinemas, theatres, sports centres, golf courses, state and private educational opportunities. For the commuter the A66, A1(M), East Coast Mainline and Newcastle, Durham Tees Valley and Leeds Bradford Airports provide links to commercial centres of the North East and beyond.

The Site

This unique development opportunity presents an exciting prospect for those looking to invest in a sought-after location. The site offers the potential for the development of four properties, combining both new build and delightful barn conversions, which will undoubtedly appeal to a variety of buyers.

With full planning permission and listed building consent already in place, this development site is primed for immediate progression. The blend of contemporary designs alongside the character of traditional barn architecture promises to create a harmonious living environment that respects the local heritage while catering to modern lifestyles.

Forcett is known for its picturesque surroundings and community spirit, making it an ideal setting for families and individuals alike. The area boasts excellent transport links and local amenities, ensuring that residents will enjoy both convenience and tranquillity.

This is a rare opportunity to create a bespoke development in a highly desirable area. For further details and to explore the potential of this remarkable site, please do not hesitate to contact the agent.

Development Site

The site comprises a range of traditional stone farm building and general purpose buildings (former dairy farm). Planning and Listed building consent have been passed to create a range of properties:

Unit 1: 222 sqm/ 2388 sqft 4 Bedrooms including garaging
Unit 2: 384 sqm/ 4137 sqft 4 Bedrooms including garaging
Unit 3: 127 sqm/ 1366 sqft 2 Bedrooms including garaging
Unit 4: 291 sqm/ 3131 sqft 3 Bedrooms including garaging

Planning Permission

Notice of Decision No 22/00875/FULL
Listed Building Consent No 22/00876/LBC

For further information and conditions associated with the above, please contact North Yorkshire Council or GSC Grays: 01748 829217

Local Authority

North Yorkshire Council

Agents Note & Service

Proposed Site Plan. Please see below notes regarding A to F.
A. Development Site Entrance
B. Access gate with a retained right of way for the current vendor.
C. The purchaser will be responsible for a stone facia to a block wall.
D. Current access to blocked up with a stone wall by the vendor.
E. Approximate location of access to mains drainage.
F. Holding Tank to be removed by the purchaser.

Please note, a mains water supply is at the end of Forcett Hall Drive and there is a single phase electric to the redundant buildings.

Wayleaves, Easements & Rights of Way

The site is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

What3words

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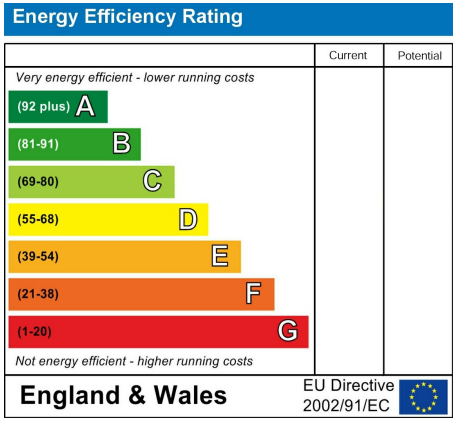
Conditions of Sale – Anti-Money Laundering

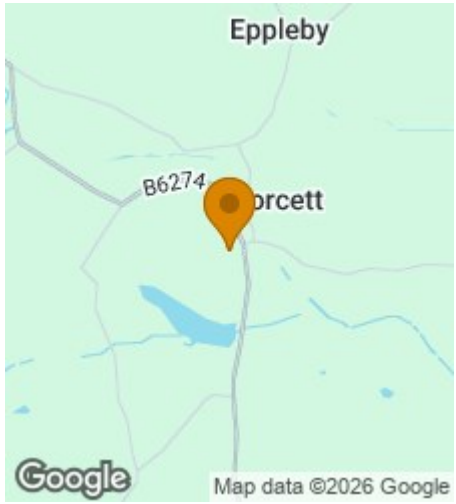
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.











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.