



A rare opportunity to purchase this large building plot in a sought after village with in easy reach of A1(M) and the nearby market towns of Richmond, Northallerton and Bedale. There is full planning permission to build a beautiful and substantial family home, with open plan living, three floors with five large bedrooms. garage and drive way and a large garden. The planning permission has been implemented with foundation trenches marked out and dug and there is no S106 contribution.

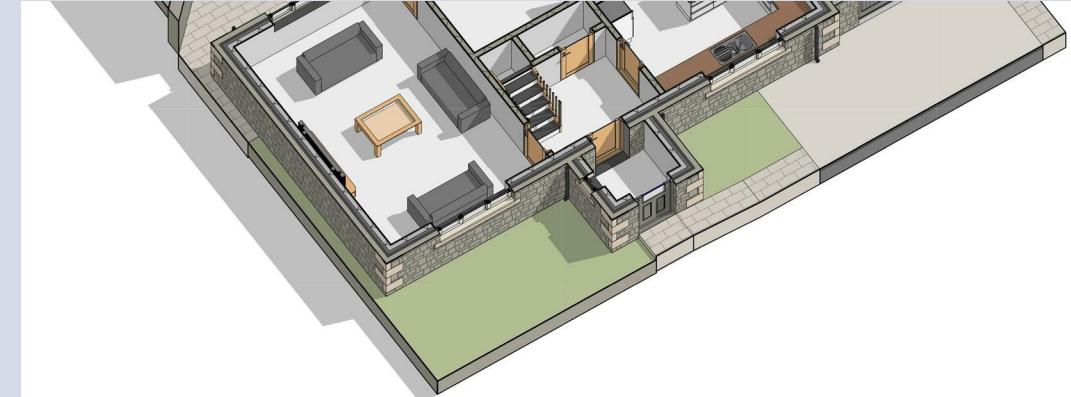
The access to the front is via an unadopted lane bounded by Tunstall Beck to the South. There are no services connected but are located nearby.



3D View 1



**View 2**



**3D Ground Floor**



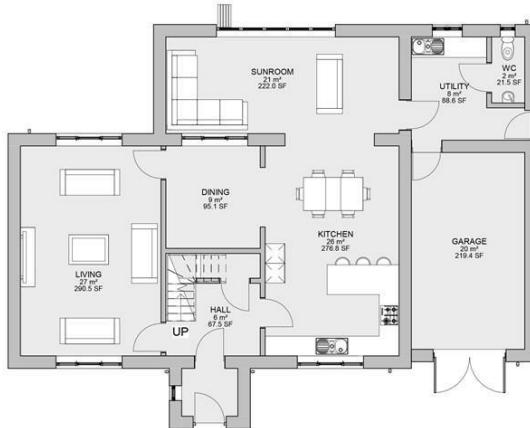
- GOOD SIZED BUILDING PLOT WITH FULL PLANNING PERMISSION
- NEARBY TOWNS OF RICHMOND, CATTERICK AND BDALE
- DARLINGTON TRAIN STATION 15.9 MILES
- NORTHALLERTON 13.7 MILES
- CATTERICK 3.4 MILES
- VILLAGE LOCATION WITH EASY ACCESS TO A1(M)
- PERMISSION TO BUILD A SUBSTANTIAL FAMILY HOME
- RICHMOND 5.7 MILES
- BDALE 8.4 MILES

#### **General Remarks**

Planning ref: 19/00387/FULL Richmondshire District Council Services: No services connected but mains water, drains and electric nearby.

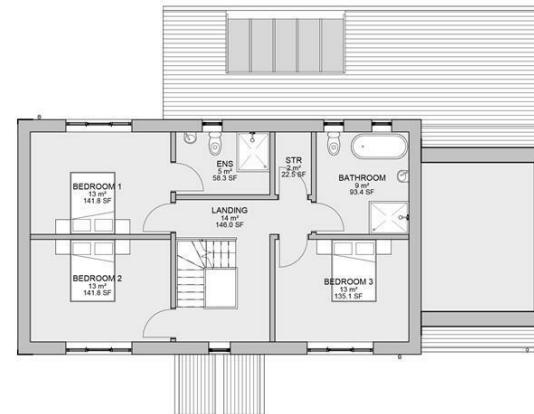
S106 affordable housing contribution of £23,600 has been challenged and overturned. There is now NO S106.

\*Please note that a member of the Carvers team has a beneficial interest in this property.



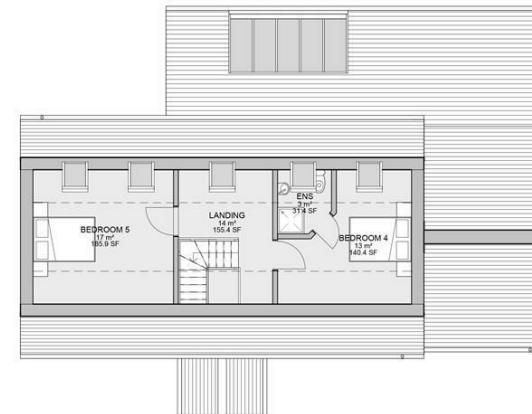
**Ground Floor Plan**

1 : 100



**First Floor Plan**

1 : 100



**Loft Floor Plan**

1 : 100

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