



LAND WITH FULL PLANNING PERMISSION  
TURKER LANE, NORTHALLERTON  
O.I.R.O £79,950



Northallerton  
Estate Agency



# Land On Turker Lane

Northallerton, DL6 1PZ

- FULL PLANNING GRANTED FOR DETACHED DWELLING
- LOVELY LARGE SIZED PLOT
- CLOSE TO LOCAL AMENITIES
- PRIVATE ACCESS OFF DIRECT STREET

## Introduction

A residential conversion opportunity for the development of a proposed detached dwelling with planning granted.

## Situation

Located within the popular residential area of Turker Lane, Northallerton

## Plans & Areas

The plans are provided for identification only. Potential purchasers must satisfy themselves with the property.

## Wayleave, Easements & Rights of Way

This land is sold subject to and with all the benefit of all rights of way, whether public, or private, light, water, drainage, sewage, support and easements and any other restrictive covenants and existing and proposed wayleaves for masts, pylons, cables, water, gas pipes whether mentioned in these particulars or not.

## Planning

Planning granted under Ref number ZB24/01182/FUL

## Local Authority

Hambleton District Council, Civic Centre, Stonecross, Brompton, Northallerton, DL6 2UU

## Tenure

The property is freehold and sold with vacant possession

## VAT

The vendor reserves the right for VAT to be charged on the sale.

## Method of Offering

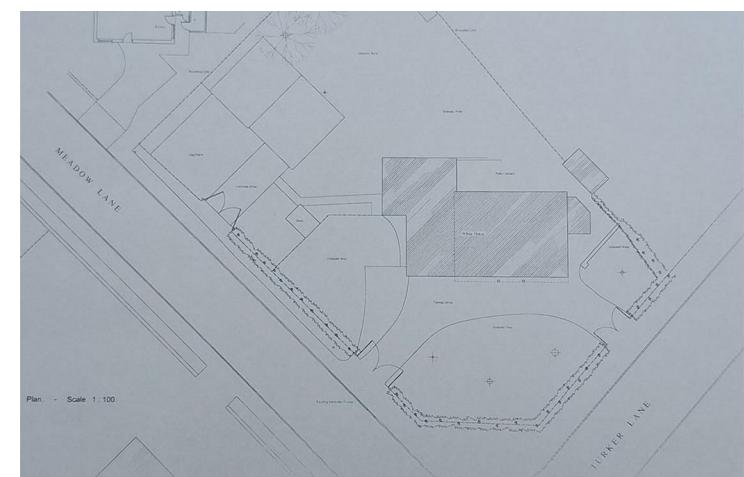
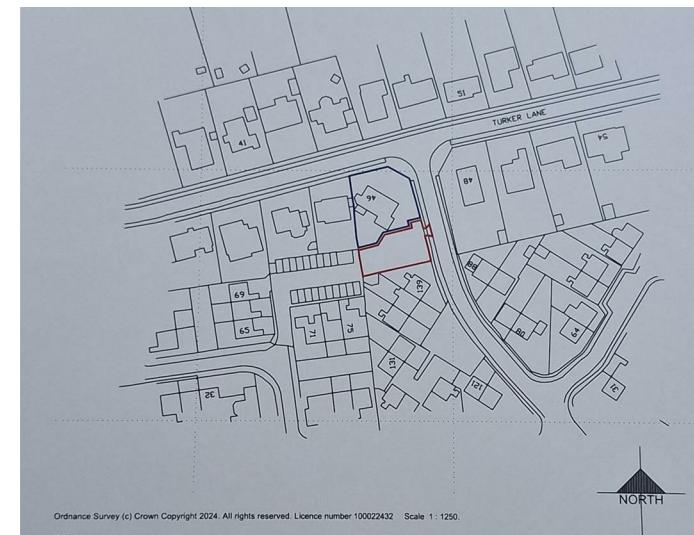
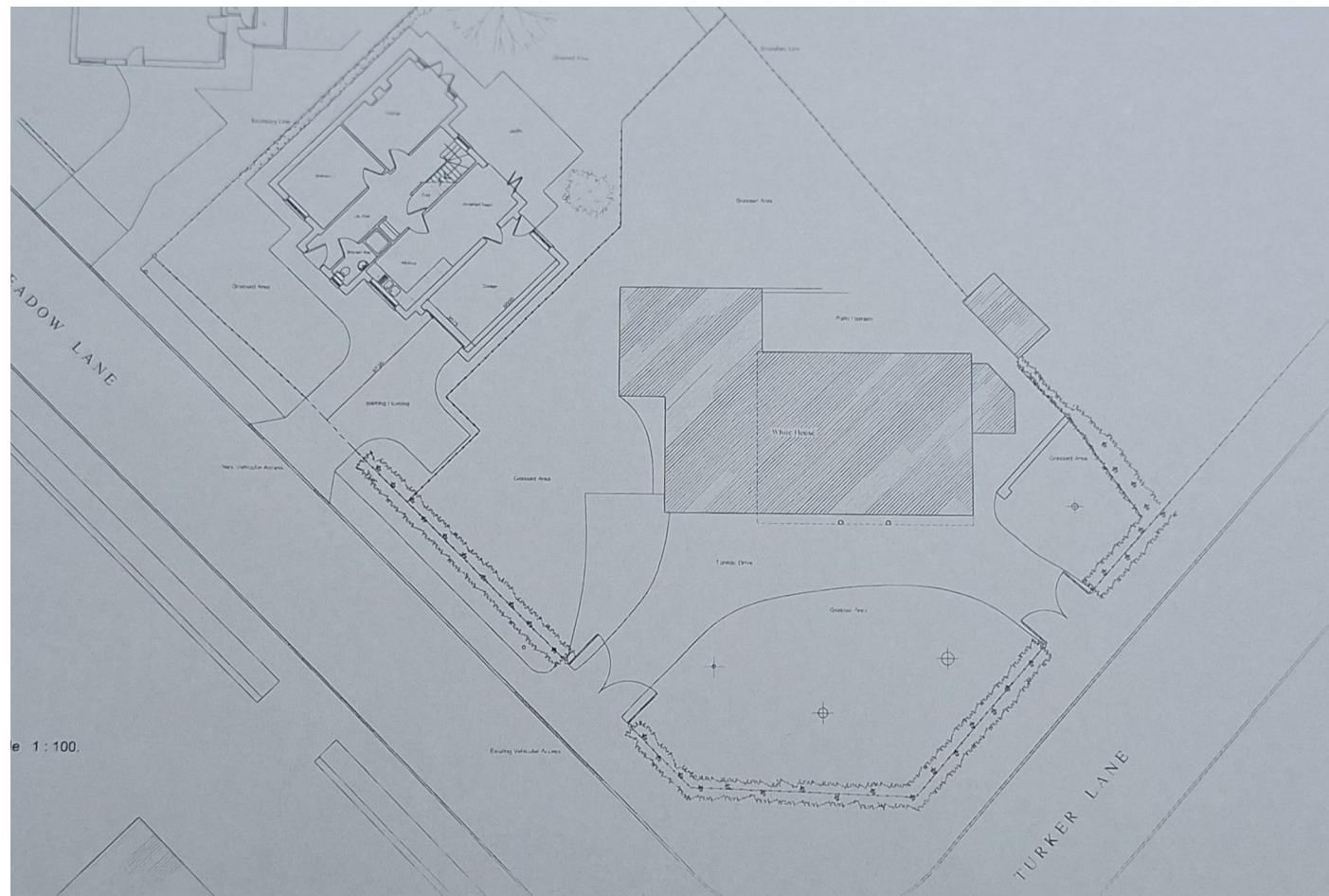
The property is offered for sale as a whole by private treaty. All expressions of interest should be submitted to Jennie Flintoft or Tim Pennington, Northallerton Estate Agency, 143 High Street, Northallerton, DL7 8PE

## Viewings

Viewings are strictly by appointment, Please contact our office to arrange a viewing 01609772034.

## Community infrastructure Levy

Full details of the applicable community infrastructure levy is available to view at our offices upon request



Call us to arrange a viewing on **01609 771959**



Energy Efficiency Rating		Current	Potential
Very energy efficient, lower running costs			
A (100-101)	A		
B (91-99)	B		
C (81-90)	C		
D (71-80)	D		
E (61-70)	E		
F (51-60)	F		
G (1-50)	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2010/31/EU	

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)