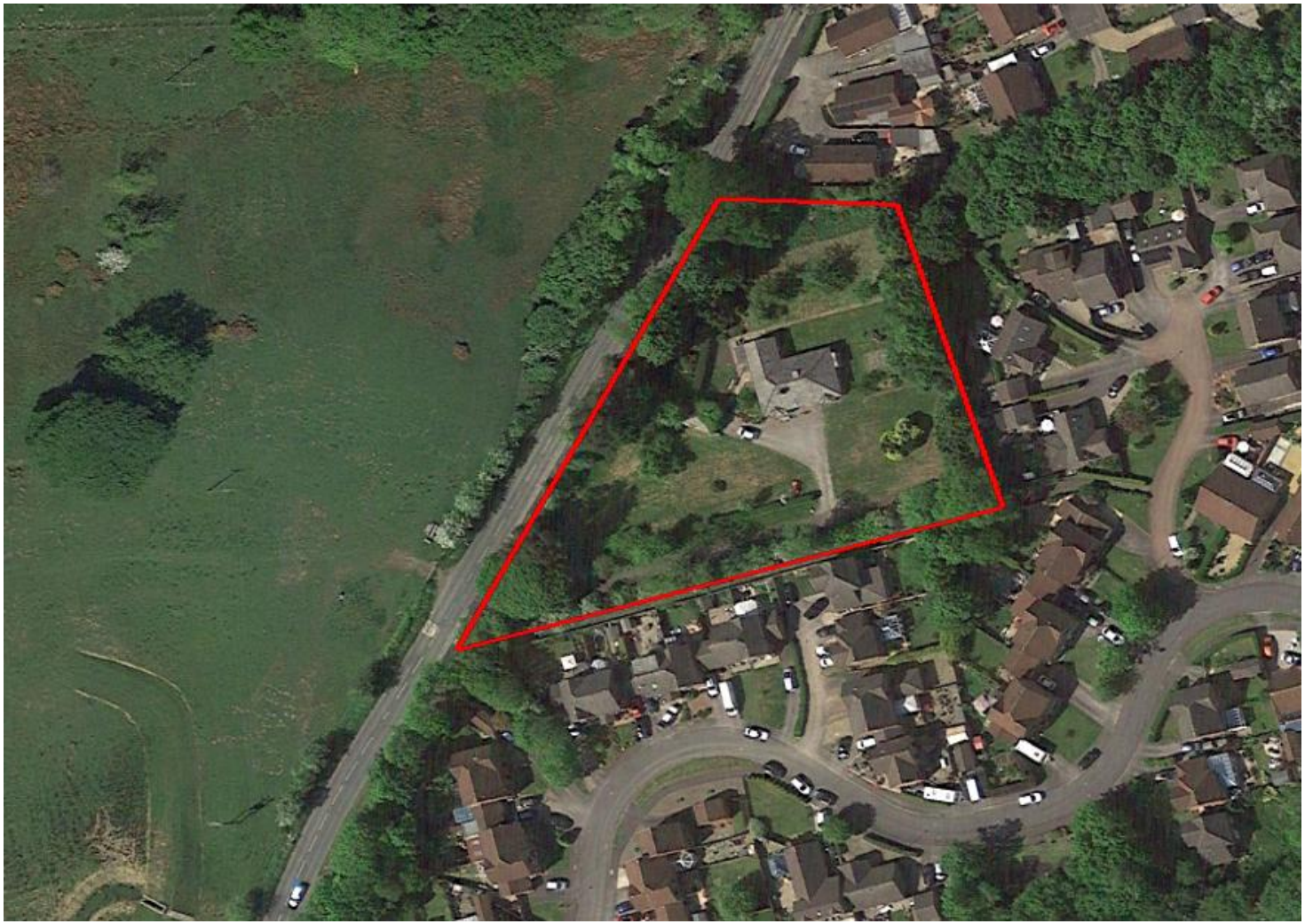
Lister Haigh

EST. 1919

- Rural Consultants
- Land & Development
- Equestrian & Leisure
- Architectural



Guide Price £750,000

- Development Opportunity
- Outline Planning Permission for 10 dwellings
- 1.18 acres (0.48 ha)
- 16,650sqft (indicative layout)
- Village location
- No affordable housing requirement

The Larches, Hunton Road, Scotton, Catterick Garrison, DL9 3NN

Development opportunity with Outline Planning Permission for the erection of 10 dwellings.







The Larches, Hunton Road, Scotton, Catterick Garrison, North Yorkshire, DL9 3NN

Richmond 4 miles, Bedale 8 miles, Leeds 60 miles (all distances approximate)

Scotton is located south of the market town of Richmond and north of the market town of Bedale, with easy access to the A1(M).

The Larches is located to the south west of the village on the rural fringe. The site currently comprises a detached dwelling set within large grounds with heavily vegetated boundaries. The property is served by an access at its south western edge, taking access from Hunton Road.

Outline planning permission for the erection of 10 dwellings has been granted by North Yorkshire Council on 4th October 2023 under application reference 22/00560/OUT with the requirement to submit a Reserved Matters application within 5 years of this date. The indicative layout provides for a 16,650 sqft layout (8 x detached, 2 x semi-detached), with play area. The planning permission does not have a requirement to provide any affordable housing.

Documents/Assessments Available

- Planning decision notice and approved/indicative drawings.
- Proposed site layout plan and location plan.
- Topographical survey.
- Flood Risk Assessment and drainage strategy.
- CCTV drainage survey.
- Ecology and habitat/bat reports.

Local Area

- Scotch Corner Designer Village (Opening 2027)
- £19 million improvement fund for Catterick Town centre
- Development of the Catterick Integrated Care Centre (CICC)
- Catterick Racecourse

Directions

At junction 52, leave the A1(M) following signs for Catterick / A6055 / A6136. Join the A6055 towards Catterick Garrison. After approximately 3.5 miles turn left onto Scotton Road. Proceed for approximately 1 mile and turn right onto Hunton Road. After half a mile the property is located on the left hand side.

what3words: report.glares.manly

Tenure, Services

- Freehold with vacant possession on completion
- Foul drainage proposed to mains network
- Mains Electric
- Mains Gas

Local Authority

- North Yorkshire Council, Racecourse Lane, Northallerton, DL7 8AD
  Tel: 0300 131 2131

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

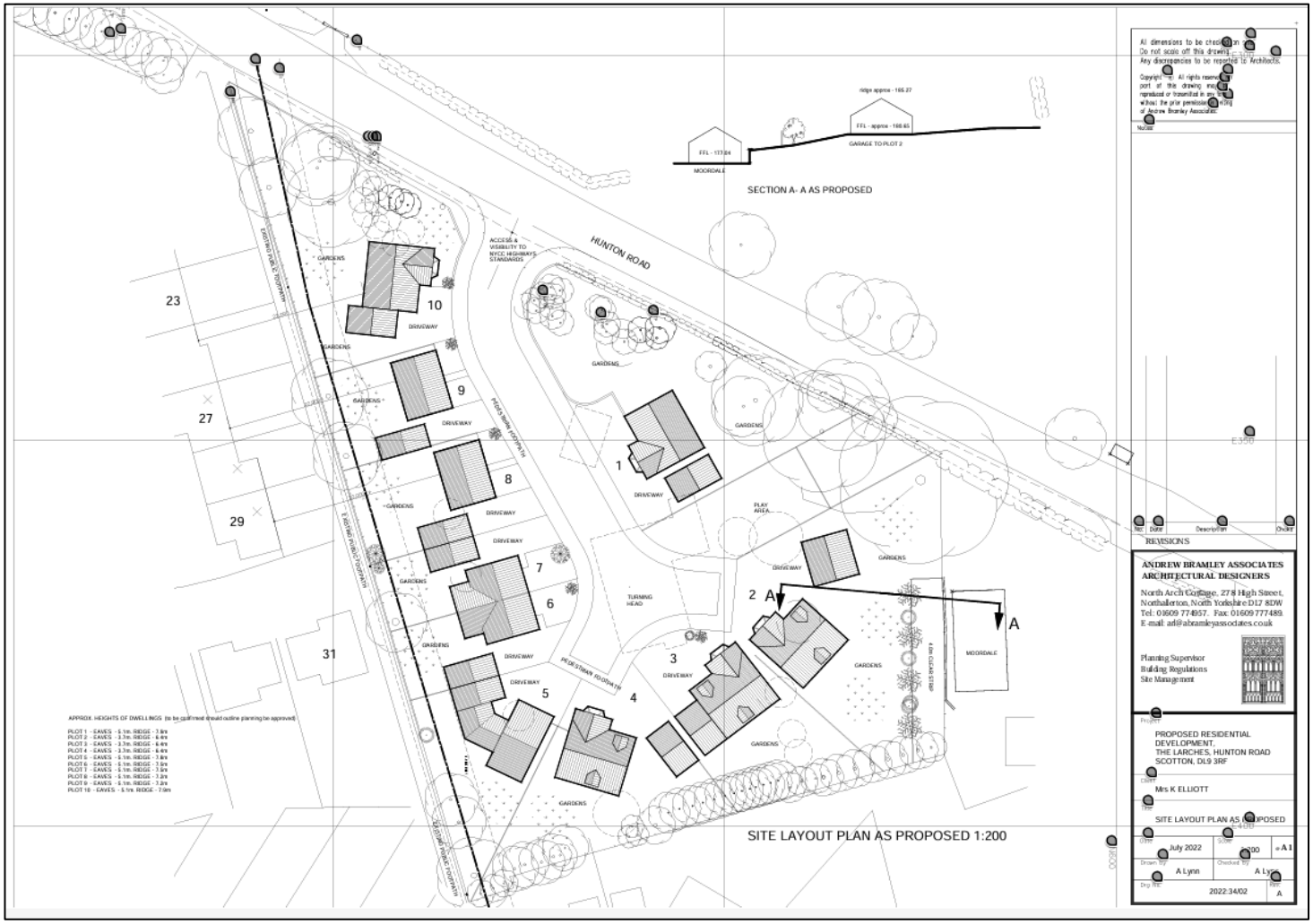
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH260106

Indicative Site Plan



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Contact us

01423 860322

sales@listerhaigh.co.uk