



Northallerton  
Auctions Limited

## Land at Great Smeaton, Northallerton

1.2 Acres with outline PP for 5 Dwellings



## Land at Great Smeaton Northallerton

Development land to the south east of the village of Great Smeaton extending to 1.2 acres

Outline planning permission for 5 residential dwellings

Panoramic open field views

Village development

Single road access point

Good local amenities

For Sale as a Whole

Offers Invited on an unconditional basis

*VAT is chargeable on the purchase price*



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## Introduction

A prime residential development opportunity extending to some 1.2 acres with the benefits of outline planning permission with for the construction of 5 residential dwellings.

## Situation

Located on the south east of the village of Great Smeaton on the west side of Northallerton Road. Served by a single access point onto the highway.

## Description

Prime residential development site with outline planning permission with some matters reserved for the construction of 5 residential dwellings in a cul-de-sac layout providing a range of accommodation whilst also reflecting on the traditional linear pattern of the village edge.

## General Remarks

### Plans & Areas

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

### Wayleaves, Easements & Rights of Way

The Vendor will grant a licence to initial development traffic over retained land to North of the site, fully details within the sales pack). The vendor will retain a right of way through the site to access their retained land.

## Planning

Outline planning for 5 dwellings: 21/0111/OUT

## Local Authority

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

## Boundaries

The Vendor will sell all boundaries for which they have an interest in.

## Timber, Minerals & Sporting

The Timber, Minerals & Sporting rights are to be included with the freehold as far as they are owned.

## Tenure

The land is freehold with notice served on the agricultural tenant for vacant possession on the 6th December 2021

## Value Added Tax

The sale is subject to VAT on the sale price.

## Method of Offering

The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to can keep you updated as to how the sale will be concluded. All expressions of interest should initially be directed to Simon Manthorpe MRICS FAAV.

## Viewings

People wishing to view may so at any reasonable time whilst carrying a copy of these particulars. Please be aware some live-stock may be in the field and extra caution should be taken.







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**IMPORTANT NOTICE**

Northallerton Auctions Ltd 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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

