FOR SALE

LAND AT THE MOUNT

Yafforth Road, Northallerton DL7 0LQ

Key Highlights

- Excellent development opportunity (subject to planning)
- Site area 0.73 acres (0.3 Ha)
- Attractive setting
- Close proximity to local amenities

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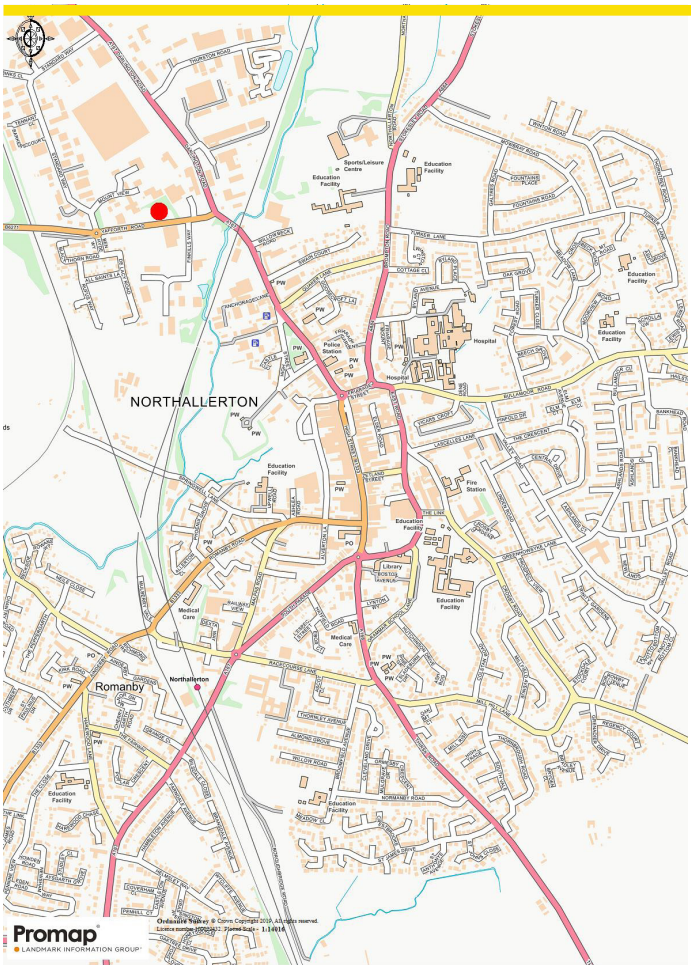

Location

The site is situated to the north of Yafforth Road approximately 0.5 miles from Northallerton town centre. Northallerton is an attractive market town that benefits from its proximity to the A19 to the east and A1 to the west. It is located 9 miles north of Thirsk and 6 miles east of Leeming Bar with the A684 providing access from the east and west and the A167 and A168 from the north and south respectively. Northallerton Station provides regular connections to Durham and Newcastle to the north and London and other major cities to the south.

Northallerton accommodates a range of local and national occupiers and benefits from its good leisure and retail offer. It is conveniently located for public transport and major road links whilst being within close proximity to open countryside and areas of outstanding beauty.

Description

The site extends to 0.73 acres (0.3 Ha) and is relatively flat. It is greenfield in nature having previously formed the garden and outdoor area of the adjacent Barchester Mount Vale Care Home. The site benefits from its relatively secluded setting due to its tree lined boundaries and is within convenient walking distance of a range of local amenities.

The surrounding area comprises a diverse range of occupiers and uses including care, educational and retail. It is assumed that future development will share the existing access from Yafforth Road with Barchester Care Home.

Planning

Hambleton District Council has not allocated the site for any specific use within its current Local Plan. The site is considered to be in a sustainable location, is not subject to any landscape or ecological designations and lies within a low flood risk area. It is therefore our view that the Council may support applications for a range of uses including residential, commercial, retail and various sui generis uses, subject to statutory planning permission.

Interested parties should note that any future development will be required to be designed to minimise the impact on the adjacent Grade II Listed care home.

Services

We are advised that services are available; however, interested parties should make their own enquiries of the utilities companies.

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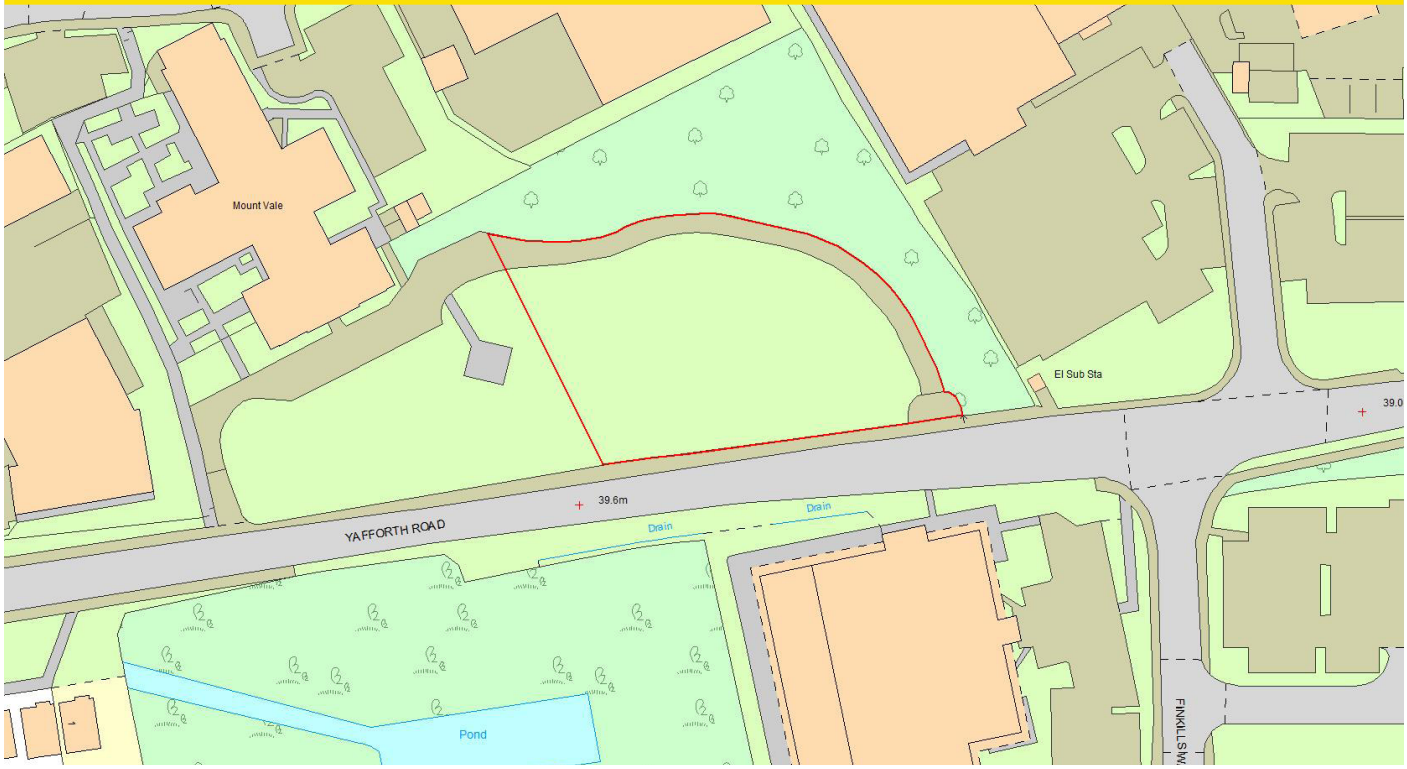

Information Pack

An information pack is available which includes site plans and title documentation.

Terms

We are instructed to seek offers of £150,000.

VAT

All offers received will be deemed to be exclusive of VAT unless specifically stated.

Legal Costs

Each party is to be responsible for their legal costs incurred.

Viewing

The site can be clearly viewed from the roadside. Interested parties are strictly forbidden from entering the site without prior approval from selling agents Savills or Naylors.

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