

DEVELOPMENT OPPORTUNITY FOR SALE



Land To The South Of
Harmby Road, Leyburn,
North Yorkshire, DL8 5SG

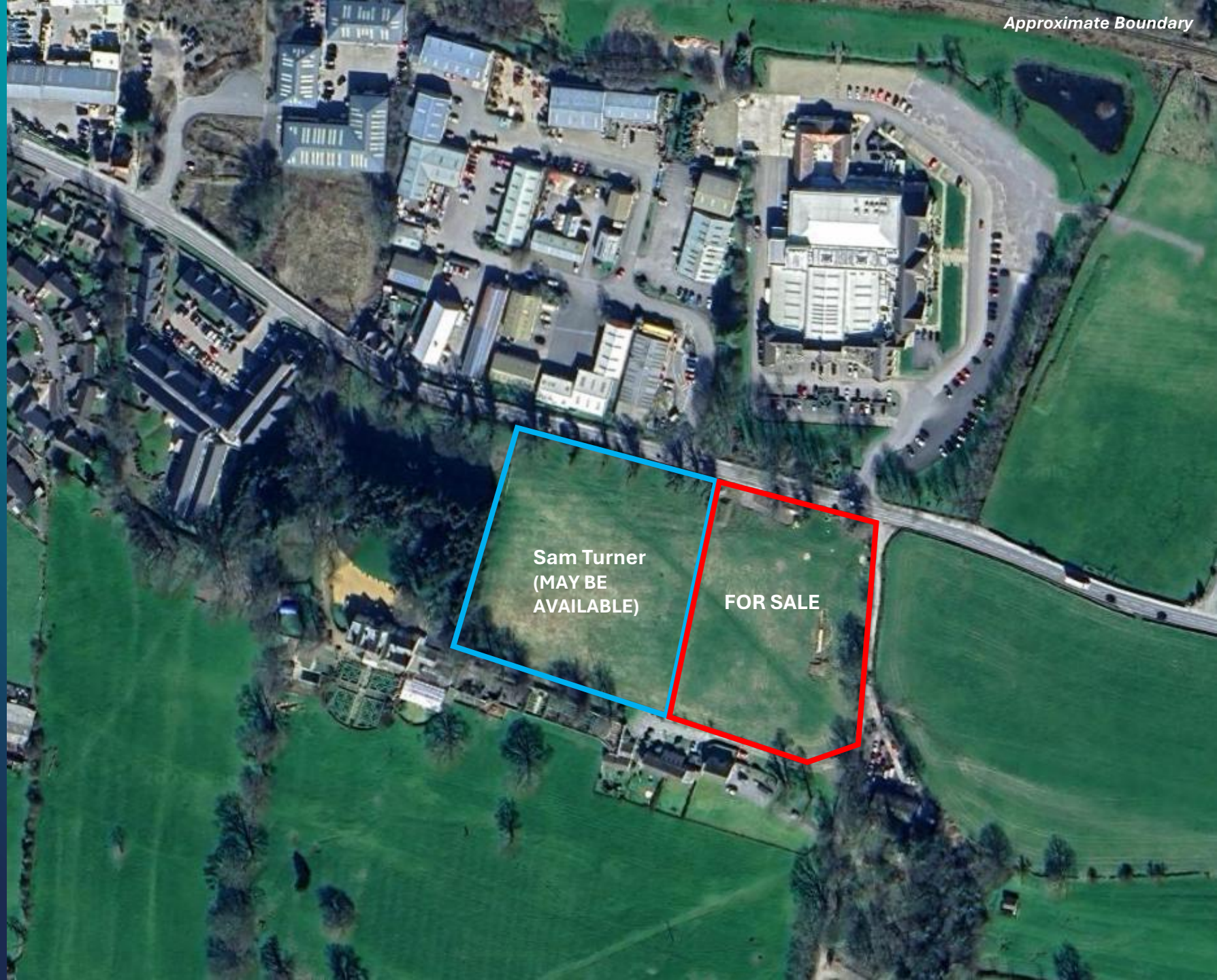
Bradley Hall

0191 232 8080

newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

33 – 39 Grey Street, Newcastle upon Tyne, NE1 6EE



Approximate Boundary

Key info



FREEHOLD
OFFERS INVITED



Development
Opportunity (Subject
To Planning)



Approximate Size
Totaling: **2.28 Acres (0.92
Hectares)**



Situated within an area
that fails to meet housing
supply requirements



An additional 2.7
Acres (1.09 Hectares)
may be available
upon request.



Freehold



Located within
Leyburn

Location & Description

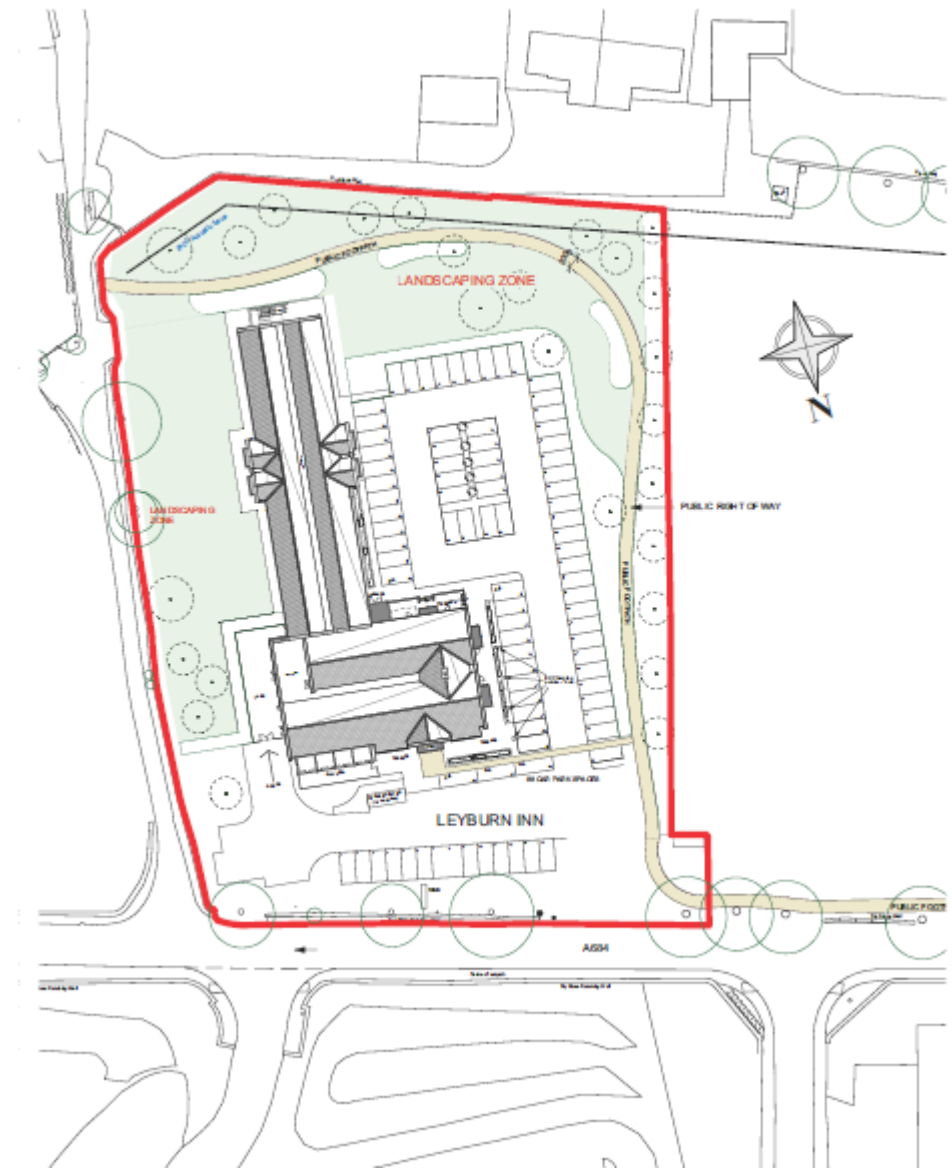
The site is located to the south-east of Leyburn, an attractive tourist destination which offers a mix of leisure and retail facilities. The subject site is situated south of Leyburn Business Park and comprises **2.28 Acres (0.92 Hectares)** of relatively flat land. The subject site includes the land marked in red, but the additional land, marked in blue, may be available upon request and measures approximately **2.7**

Acres (1.09 Hectares).

Planning Permission

The site is outside but adjacent to Leyburn's Development Limits and complies with Core Policy CP4 of the Local Plan Core Strategy. It benefits from extant planning permission for a 40-bed hotel (Class C1) and a country store (Class E), with development already implemented. Our planning team considers the site suitable for alternative uses, including care provision, commercial, or residential development, subject to the necessary permissions. Given Richmondshire's limited 2.8-year housing land supply, paragraph 11 of the NPPF is engaged for applications involving the provision of housing.

The site is situated within a sustainable location near Leyburn's amenities and residential areas which enhances its prospects.



Tenure

The site is to be sold freehold with vacant possession.

Terms

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall on this basis, and where silent, offers will be deemed net of VAT.

Legal Costs

All parties are to bear their own legal costs in the transaction.

Anti-Money Laundering Regulations

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IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458
- 5) All details are provided Subject to Contract

Viewing & further information

For all enquiries and viewing arrangements please contact Neil Hart or Callum Armstrong

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