



HEWETSON & JOHNSON

Development opportunity with outline planning for two houses

Development Site At Rose Cottage Hagg Lane, Whashton



This is a great opportunity for buyers to take up an outline planning consent and create a scheme to suit them, subject to all the necessary consents. Whashton has proved a popular village with developers and owner occupiers in recent months.

Ben Pridden



Location

Whashton is a rural village surrounded by farmland 4.3 miles from Richmond. There is easy access to the A66 westbound (2.5 miles) and A1(M) (5.5 miles). Mainsgill Farm Shop is 3 miles away.

Richmond is a thriving market town with supermarkets, local shops, a cinema and theatre. Darlington train station is only 16 miles away and provides regular services across the country including Plymouth, Liverpool, London (about 2 1/2 hours) and Edinburgh (about 2 hours).

The Site

Outline planning permission was granted by North Yorkshire Council on 23rd February 2023 (planning reference 22/00689/OUT). The outline consent is for two houses with garages.

The site is located at the bottom of the village and is adjacent to Rose Cottage.

Planning

The planning reference is 22/00689/OUT, and is available to view on the North Yorkshire Council planning portal.

Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

Services

Interested parties must make their own inquiries regarding connection to all services with the relevant providers.

Method of Sale

The property is being offered for sale by private treaty. The Vendors are seeking unconditional offers.

Tenure and Possession

The property is offered for sale freehold with vacant possession available upon completion.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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