



## DEVELOPMENT OPPORTUNITY AT WHASHTON, RICHMOND

LAND ADJOINING ROSE COTTAGE, HAGG LANE, WHASHTON, RICHMOND, DL11 7JW

**GEORGE F. WHITE**

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT



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WHASHTON, RICHMOND, DL11 7JW

## APPROXIMATE MILEAGES

Richmond 5 miles - Barnard Castle 11 miles - Darlington 14  
miles - Middlesbrough 30 miles - Durham 35 miles

## PROPERTY SUMMARY

George F. White are pleased to present two self-build opportunities for the construction of a detached dwelling in the village of Whashton, Richmond. The site holds outline planning permission for two detached dwellings with garages.

## GUIDE PRICE

**£225,000 PER PLOT**







## Summary

George F. White are delighted to present this self-build opportunity for the construction of a detached dwelling as part of an exclusive permission for 2 detached dwellings with garages in the rural village of Whashton, Richmond.

The boundary line separating the plots is currently indicative and has been marked from the existing field gate, and can be minorly adjusted for access requirements should this be requested by a purchaser.

## The Area

Located just a few miles away from the vibrant and historic market town of Richmond, Whashton is a peaceful village nestled right in the rolling hills of North Yorkshire.

The property has good access into the surrounding scenery including the Yorkshire Dales National Park and is in easy reach, being just a few miles drive from both the A1 and A66.

## Planning

Outline planning permission was granted for up to two detached dwellings with garages by North Yorkshire Council on 23rd February 2023. Application documents can be seen within the Planning folder in the Data Room. The full application can be seen at reference number:

[22/00689/OUT](#)

A subsequent reserved matters application for all matters will need to be submitted within three years of the grant of outline planning permission.

## Access

The site is currently accessed via a field gate on Hagg Lane. As part of the development, there is the option to upgrade this access point or to create a new one.

## Services

Purchasers are recommended to seek independent advice as to the availability, suitability of existing and cost of connection of services to meet their requirements.



## Tenure & Possession

The site is offered for sale as freehold with vacant possession upon completion.

## Local Authority

North Yorkshire Council

## What3Words

Every 3m<sup>2</sup> of the world has been given a unique combination of three words. Using the unique sequence of words linked below you will be able to pinpoint this property:

[///bind.upstarts.oldest](#)

## Method of Sale

The property is for sale by private treaty. Interested parties are encouraged to register their interest via the agent in order that they can be kept informed as to how the sale will be concluded.

## Key Contacts

For further information, please contact Zoe Davies 07702 202766 / [zoedavies@georgefwhite.co.uk](mailto:zoedavies@georgefwhite.co.uk) or Rhys Jones 07776 683265 / [rhysjones@georgefwhite.co.uk](mailto:rhysjones@georgefwhite.co.uk)

## EPC Rating

An EPC survey will need to be conducted on each of the dwellings once the development has been completed. It is assumed the dwellings will meet an EPC rating of E or higher.

## Viewings

Viewings are strictly by prior appointment with George F. White.

## Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



## Further Information

The information below is available online to view and / or download.

- [Planning Application](#)
- [Data Room](#)

Where content has been created by a third party George F. White is not responsible for the content provided and interested parties are advised to make their own enquiries relating to the property to ensure the accuracy of all information.





## LOCATION PLAN

LAND ADJOINING ROSE COTTAGE, HAGG LANE, WHASHTON, RICHMOND, DL11 7JW

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