

**Development Site at
Ainderby Road, Northallerton, North Yorkshire**



**AN EXCITING & SUPERB DEVELOPMENT SITE IN AN EXCELLENT MUCH
SOUGHT AFTER HIGHLY DESIRABLE NORTH YORKSHIRE VILLAGE
EXTENDING TO SOME 0.4 ACRES APPROX,
ENJOYING PLANNING PERMISSION FOR THE ERECTION OF SIX DWELLINGS
COMPRISING TWO 4-BEDROOMED DETACHED FAMILY HOUSES WITH GARDENS, GROUNDS &
GARAGING TOGETHER WITH FOUR 3-BEDROOMED SEMI DETACHED FAMILY HOUSES
ENJOYING PARKING AND GARDENS TO FRONT & REAR**

OFFERED FOR SALE AS A WHOLE

Offers in the Region of £500,000

Development Site at Ainderby Road, Romanby, Northallerton

SITUATION

A.1	6 miles	Thirsk	6 miles
A.19	8 miles	Catterick	9 miles
Darlington	16 miles	York	30 miles
Teesside	17 miles	Bedale	7 miles

(All distances are approximate)

This exciting residential development site is very attractively situated in a much sought after highly desirable, traditional North Yorkshire village situated on the south side of Northallerton, the County town of North Yorkshire and it enjoys excellent access onto the minor road through the village.

The site occupies a very pleasant, slightly elevated position and the properties will be nicely set back from the road through the village. The site enjoys an enviable location and is within walking distance of Northallerton Town Centre, the Railway Station, County Hall and the local amenities at Romanby and Northallerton. Within Romanby there is a Public House, Church, School, Shop and Post Office, whilst in Northallerton there is a busy town centre with all local amenities and interesting and varied shopping. In addition, well serviced market towns including Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance. The larger centres of Teesside, Middlesbrough, York and Leeds are within easy commuting distance.

The site once developed will enjoy an attractive and commanding position on a nice sized plot which will enjoy the benefit of a good degree of privacy and is to be established with attractive landscaping, hedging and gardens front and rear to all properties.

AMENITIES

Shopping – Market town shopping is available at Northallerton, Thirsk and Bedale whilst the large shopping centres of Darlington, Richmond and York are all within convenient commuting distance. The major centres of Teesside, Newcastle, Durham and Leeds are all reasonably accessible.

Schools – the area is well served by good state and independent schools. There is a good Primary School in Romanby and there are local Primary and Secondary schools within Northallerton, Thirsk and Bedale, whilst independent schools are found at Queen Mary's at Baldersby, Cundall Manor at Cundall, Polam Hall at Darlington, Hurworth House, Teesside High, Yarm and Ampleforth.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and the North Yorkshire Dales and close to good local rivers and ponds.

Racing – Catterick, Thirsk, York, Sedgefield, Redcar, Ripon, Beverley and Doncaster.

Golf – Romanby (Northallerton), Thirsk, Darlington, Bedale, Richmond and Catterick

Walking – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery situated around the property. This area of North Yorkshire is nicely situated between the North Yorkshire Moors and the North Yorkshire Dales National Park where further good walking, cycling and leisure activities are to be found. Additionally the property is within 1 hour of the coast of Whitby, Redcar and Scarborough.

Dales, Moor & Coast – this area of North Yorkshire is nicely situated between the North Yorkshire Moors and the North Yorkshire Dales National Park where further good walking, cycling and leisure activities are to be found. Additionally the property is within one hour of the Coast at Whitby, Redcar and Scarborough and the host of very attractive villages between Whitby and Scarborough.

Theatres - Darlington, Richmond, Durham, Newcastle and York.

Leisure Centres – Northallerton, Thirsk and Bedale

Communications – The A.1 and A.19 trunk roads are both within 10 miles travelling distance of the property and provide excellent access to routes north and south and in addition connect into the A.66 providing good transport east to west. Main line train stations are situated at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of some 2 ½ hours approximately. Additionally via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (30 minutes), Newcastle and Leeds/Bradford.

DESCRIPTION

The site at the former Ainderby Road Services offers an all too rare and exciting development opportunity on a good sized, attractive, well positioned site extending to some 0.4 acres or thereabouts.

Full Planning Permission has been granted under Decision No 10/01238/FUL for the construction of six dwellings with associated garages and gardens as amended by plans received by Hambleton District Council on 25 June 2010.

The development will comprise two superior detached 4-bedroomed dwellings which will enjoy the benefit of attached garaging, additional car parking space and attractive gardens to front and rear plus an additional garden to the side of plot 1, together with four 3-bedroomed good sized family dwellings consisting of two pairs of two storey semi detached cottages which will enjoy the benefit of private gardens to front and rear plus off road parking for two vehicles.

The superior 4-bedroomed detached dwellings will enjoy well laid out and spacious family accommodation enjoying the benefit

of en suite shower to the master bedroom, separate lounge and dining rooms together with spacious kitchen and breakfast room, separate utility room and attached garage. The properties have been designed to incorporate a number of architecturally attractive features. The detached dwellings will enjoy good sized gardens to front and rear together with attached garaging and additional hardstanding for further vehicles. In addition Plot 1 will enjoy additional gardens to the side. The four spacious 3-bedroomed family houses will enjoy well laid out and spacious 3-bedroomed accommodation that will benefit from dining kitchen, good sized lounge to the front, whilst on the first floor the master bedroom will enjoy en suite shower room facilities plus two further bedrooms with family bathroom.

Externally these properties will have gardens to front and rear plus off road parking for two vehicles per property. The site is of a good size and is well laid out and on completion will form an attractive, desirable and sought after residential location within a good village which enjoys an enviable reputation and superb transport networks.

The properties enjoy the following approximate floor areas:

Plot 1: 1480 Sq Ft.

Plot 2: 1501 Sq Ft.

Plots 3 – 6: 660 Sq Ft.

These measurements have been scaled off the available plans.

GENERAL REMARKS & STIPULATIONS

VIEWING

Viewing is deemed to be acceptable with a set of these particulars although viewers are asked to respect the privacy of the adjacent property owners.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains electricity gas and water on site. Purchasers are responsible to deal with the services and any necessary connections / re-connections.

REMOVAL OF FUEL TANKS

For the avoidance of doubt the fuel tanks were decommissioned and removed in consultation with North Yorkshire Trading Standards in May 2009 and has been completed to Trading Standards specification.

PLANNING PERMISSION

Full Planning Permission has been granted under Decision No: 10/01238/FUL for the construction of six dwellings with associated garages and gardens as amended by plans received by Hambleton District Council on the 25 June 2010.

A full copy of the Planning Permission is available for inspection at our offices and reduced copies of the Planning Permission and site plans are included with these details. Additional full scale plans may be inspected at our offices or by appointment with the Architect, Mr Simon Hall of Simon Hall Architectural Design Ltd, 11 The Laurels, Northallerton, North Yorkshire DL6 1SA - Tel: (01609) 769399. Additional copies of the plans may be purchased from him at a cost of £20.00.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

UTILITIES

Yorkshire Water, P O Box 52, Bradford, BD3 7YD – 0845 1242424.

British Gas, PO Box 4805, Worthing BN11 9QW

Northern Electric, Customer Service Manager, Manor House, Station Road, New Penshaw, Houghton le Spring DH4 7LA. – Tel: 0800 668877.

METHOD OF SALE

The property is offered initially by Private Treaty. All expressions of interest should be in writing and addressed to Mr T W Pennington giving details of the offer together with purchasers' position.

Please Note: Mr T W Pennington BSc (Hons) MRICS is dealing with the sale of this property and if you have any queries please do not hesitate to contact him on (01609) 771959.



COMMITMENT

Northhallerton Estate Agency 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 important 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.

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