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"For Sales In The Dales"



Hillcrest Plot, Preston Under Scar

- Fantastic Development Opportunity For A Detached House In Sought After Village Location
- 3 Double Bedrooms
- Off Road Parking for 2 Vehicles
- Accessible to Mains Water & Drainage
- Front & Rear Gardens
- Lovely Views

Postcode: **DL8 4AJ**

Tenure: **Freehold**

Council Tax Band: N/A

Energy Efficiency Band: N/A

Local & Planning Authority:
North Yorkshire Council

Guide Price £125,000 - £140,000



This plot offers an exciting opportunity for a 3-bed detached home in a sought-after village location.

The picturesque village of Preston Under Scar. A popular village only 4 miles from the bustling market town of Leyburn which offers a range of amenities such as shops, pubs, cafes, both primary and secondary schools and a church. It is also within walking distance from both Wensley and Redmire, which both have an excellent public house, serving food.

Plans have been approved to build a 3-bedroom detached property, with off road parking and a front and rear garden.

The plot sits in an elevated position in the centre of the village and offers the most spectacular views.

Mains water and drainage is accessible.

Any new development, outside the national parks, and within Richmondshire, is subject to an affordability restriction. Therefore, should the prospective buyer want to sell at the true market value in the future, they will need to pay a one off fee to Richmondshire District Council, to have this restriction lifted.

21/00720/FULL | Full Planning Permission for Proposed Two Storey Detached Dwelling with off Street Parking and New Highways Access | Hillcrest Preston Under Scar Leyburn North Yorkshire DL8 4AJ.

Agents Notes:

The seller has indicated that the affordable housing contribution of £26,000 which is part of the planning permission, may be able to be removed, if you apply for the variance.

"I spoke to North Yorkshire Council about this some time ago and they told me they had decided it was not appropriate to ask for the affordable housing contribution on single dwellings of the size that would be built on the plot. It would just be a matter of applying for a variance on the S106 agreement and this would be dropped".

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

