

House Types

2 Bed Detached

3 Bed Detached



LAND TO THE WEST OF LECONFIELD  
SEAMER TS9 5PP



GSC GRAYS

PROPERTY • ESTATES • LAND

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# LAND TO THE WEST OF LECONFIELD,

Seamer, TS9 5PP

An exclusive development site with outline planning permission for four new homes in the popular village of Seamer, perfectly positioned between Stokesley and Yarm.

Outline planning permission has been granted with some matters reserved (considering access) for the construction of four new dwellings.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

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## Description

An exclusive development site of four new homes in the popular village of Seamer and is perfectly positioned between Stokesley and Yarm.

Outline planning permission has been granted with some matters reserved (considering access) for the construction of four new dwellings.

## Situation and Amenities

Seamer is a country hamlet with a village green, two churches, village pond and the King's Head public house. Residents here enjoy a semi-rural location with many stunning views, whilst benefiting from the close proximity to Stokesley.

Stokesley 3 miles, Northallerton 17.1 miles, Middlesbrough 10.1 miles, Darlington 19.5 miles, Yarm 6.2 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

## Planning Permission

The site has outline planning permission for the construction of four new dwellings. Outline Planning consent was granted on 7th March 2024, subject to 21 conditions. A copy of the outline planning consent is available on request or may be found on the North Yorkshire Council planning portal under the reference ZB23/01020/OUT The site is sold with the benefit of outline planning permission and the purchaser(s) should ensure that they can comply with the conditions set out in the Decision Notice. Please note that the vendor, agents and architects, in obtaining planning consent, will not be held responsible or liable for any inaccuracies or discrepancies.

## Local Authority

North Yorkshire Council, Civic Centre, Stone Cross, Rotary Way, Northallerton DL6 2UU  
Telephone 0300 131 2131

## Services

Prospective purchasers must satisfy themselves as to their availability and capacity.

## Easements and Wayleaves

The property is sold subject to and with the benefit of all rights of way, whether public

or private, lighting, water, drainage, sewerage, support and easements whether mentioned in these particulars or not.

## Viewings

The site can be viewed from the roadside at any time during daylight hours, subject to having a set of the sales particulars and having been pre-registered with the agent. If a site inspection is required, this must be via private appointment with the selling agent, GSC Grays 01748 829 217

## Health and Safety

We would ask that prospective purchasers are as vigilant as possible when making an inspection of the site, for your own safety, and no liability is accepted.

## VAT

Please note the sale of this site is Opted to Tax, therefore any guide prices quoted or discussed are exclusive of VAT. In the event of the sale of the property or any part of it or any right attached to it for the purposes of VAT, such tax will be payable in addition to the purchase price.

## Particulars and Photos

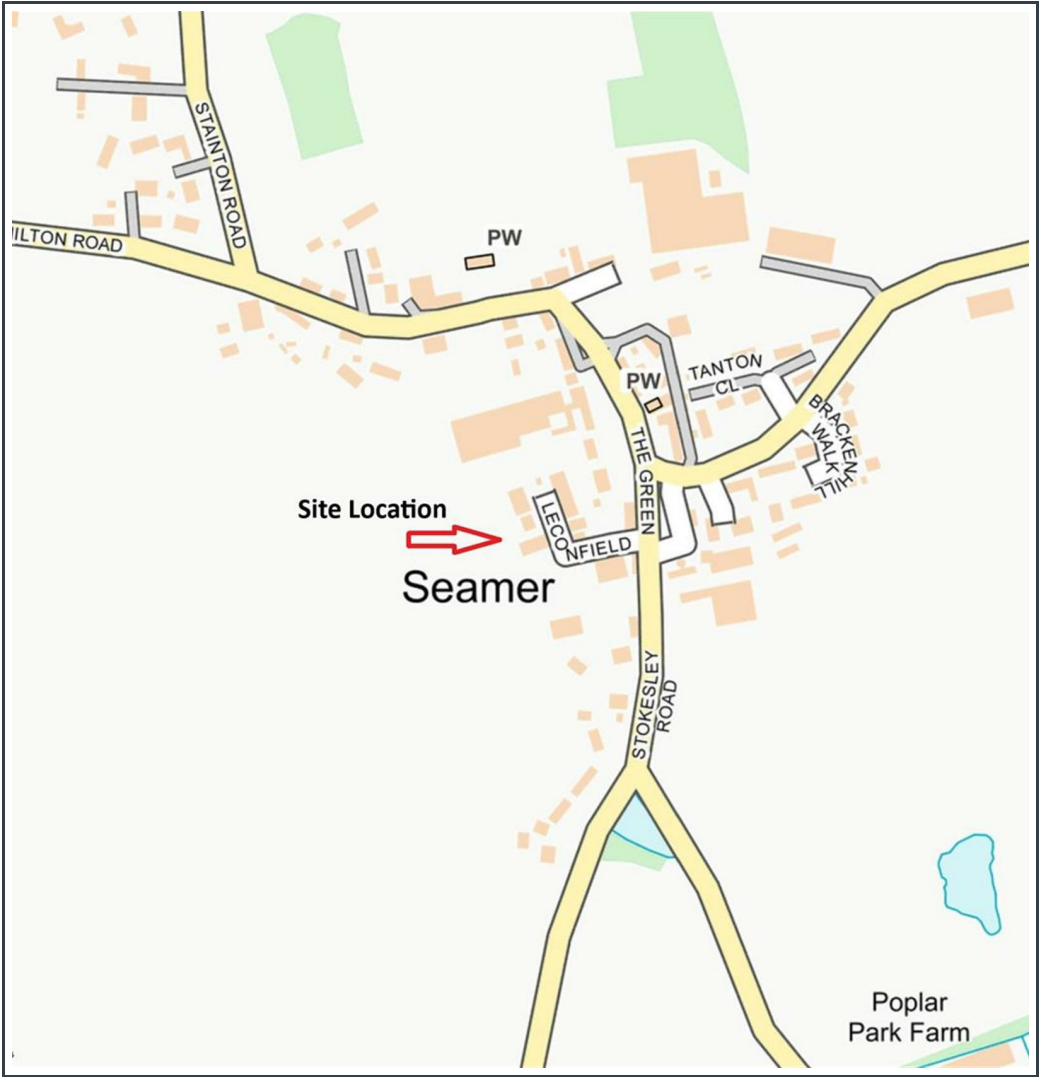
Photographs taken October 2024  
Particulars prepared October 2024

## Areas Measurements and other information

All areas, measurements and other information have been taken from various records and are indicative only, any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy. The vendor reserves the right to change and amend the boundaries.

## Selling Agents

GSC Grays 5 & 6 Bailey Court, Colburn Business Park, Richmond DL9 4QL  
Telephone 01748 829 217 Email [agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)



**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.