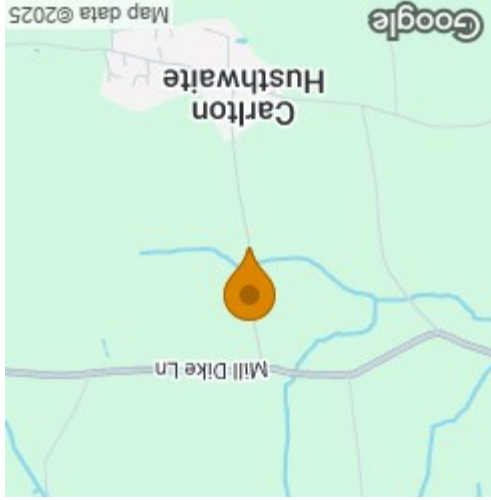


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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 property.

Disclaimer Notice



Energy Efficiency Rating	
Potential	Current
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p> <p>Not energy efficient - higher running costs</p> <p>Very energy efficient - lower running costs</p>	
<p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p>	



LAND TO THE WEST OF CROFT LANE CROFT LANE

Carlton Husthwaite, Thirsk, YO7 2BS

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LAND TO THE WEST OF CROFT

Carlton Husthwaite, Thirsk, YO7 2BS

An exclusive development site with outline planning permission for four new detached bungalows in the sought after and highly desirable rural village of Carlton Husthwaite which is on the western edge of the Hambleton Hills sitting between the towns of Thirsk and Easingwold.

Outline planning permission has been granted with some matters reserved for the construction of four detached bungalows (1 x 2 bed, 2 x 3 bed, 1 x 4 bed 1076sqft to 1474 sqft)



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Land to the West of Croft Lane, Carlton Husthwaite

A prime residential development site with outline planning permission for 4 self/custom build detached bungalows in the sought after and highly desirable village of Carlton Husthwaite on the western edge of the Hambleton Hills.

Outline planning permission has been granted for the erection of 4 self/custom build bungalows (Use Class C3) with all matters reserved except access.

Situation and Amenities

Carlton Husthwaite is an unspoilt and tranquil rural village on the western edge of the Hambleton Hills with the backdrop of the North York Moors National Park and the White Horse at Kilburn. The site is situated to the north of the village on the western side of Croft Lane with the A19 York-Teesside trunk road approximately 1 mile to the west with easy access to the A1(M) and the wider motorway network. The commercial centres of Teesside, York, Harrogate and Leeds are all within commuting distance and there are main line railway stations situated at York, Northallerton and Thirsk which provide services to London, Newcastle and Edinburgh as well as the Trans Pennine route.

A full range of local services can be found in both Thirsk (6 miles) and Helmsley (11 miles) as well as the popular Georgian market town of Easingwold (6 miles).

Description

The property comprises an undeveloped "Greenfield" site (currently arable) with open boundaries to the north and west with a mature hedge along the eastern boundary and a combination of hedges/garden fencing to the south. The total site area is approximately 2.89 acres with the developable area being circa 0.81 acres and is rectangular in shape with a height above sea level of approximately 55 metres. The completed dwellings will have an attractive east/west aspect overlooking open farmland to the west.

The indicative plans illustrate a scheme of 4 detached bungalows.

Unit	Description	Floor Area sqm	Floor Area sqft
Unit 1	Detached 3 bed bungalow	117 sqm	1259 sqft
Unit 2	Detached 3 bed bungalow	117 sqm	1259 sqft
Unit 3	Detached 2 bed bungalow	100 sqm	1076 sqft
Unit 4	Detached 4 bed bungalow	137 sqm	1474 sqft
Total		471 sqm	5068 sqft

Planning

The outline planning application (Reference ZB23/02482/OUT) with some matters reserved (considering access) for the construction of 4 self/custom build plot/bungalows was refused by Hambleton DC on the 8th May 2024 but allowed at Appeal by the Planning Inspectorate on the 22nd January 2025 (APP/U2750/W/24/3350480) subject to 16 conditions.

The development proposed is outline for the erection of 4 self/custom build bungalows (Use Class 3) with all matters reserved except access. An application for reserved matters approval and full detailed consent will be required (design, appearance, landscaping, layout, scale, floor plans/elevations, construction/materials, highways etc).

Rights of Way, Easements and Wayleaves

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not

Services

Prospective purchasers must satisfy themselves as to their availability and capacity although mains, water, electric and drainage are understood to be in the vicinity on Croft Lane.

Designations

We are not aware of any environmental or historic designations and the site falls outside the Carlton Husthwaite Conservation Area.

Local Authority

Local Authority is North Yorkshire County Council, Civic Centre, Stones Cross, Rotary Way, Northallerton, DL6 2UU. Telephone 01609 767015

Method of Sale

The property is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

