



**Building Plot at Firtrees
Ashdowne
Little Crakehall
Bedale
DL8 1LF**

Guide Price: £115,000

- Exciting development opportunity
- With planning permission granted
- Construction of a 3 bedroom detached bungalow
- Desirable location
- Planning reference (ZB23/02074/OUT)
- Corner plot

youngsRPS 

Youngs - Northallerton 01609 773004



DESCRIPTION We are delighted to offer for sale a residential building plot with planning permission granted for the construction of a three-bedroom bungalow on a corner plot in a sought-after village location. The site is located in Ashdowne, Little Crakehall. Planning reference (Reference: ZB23/02074/OUT), full details available on the council website. Full planning permission is granted and provides accommodation of a three-bedroom bungalow comprising of open plan kitchen and living space with a utility. Master bedroom with en-suite plus two further bedrooms, serviced via a family bathroom.

Interested parties should satisfy themselves as to the site area, site conditions and development potential by making their own site investigations and enquiries.

SERVICES We are advised that mains water, sewerage and electric connections are all available near the site. Interested parties should satisfy themselves as to the capacity and location of such services.

LOCATION Little Crakehall a village with some of the prettiest views in the Lower Dales. It lies along the route of the A684, the Yorkshire Dales National Park is readily accessible, The market towns of Bedale (Just over 2 miles) & historic Richmond (10 miles), both in easy reach. Bedale, which is a market town, and markets have been held in the town with the regular Tuesday market still taking place today. The town has a range of schooling

opportunities for children and boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley these rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

PLANNING PERMISSION Planning permission was granted in October 2023. Planning reference (Reference: ZB23/02074/OUT).

VIEWINGS Viewing of the site can be made during daylight hours with sales particulars in hand, however it is requested that details are registered with the selling agent prior to any viewings on 01609 773 004. For health and safety purposes we would ask that prospective purchasers are as vigilant as possible when viewing the site, for your own safety, and no liability is accepted. Any further enquiries should be addressed with the selling agent on 01609 773 004.

LOCAL AUTHORITY Hambleton District Council

AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



Proposed Western Elevation



Proposed Eastern Elevation



Proposed Northern Elevation



Proposed Southern Elevation



Proposed Floor Plan

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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