



For Sale – Development Land

**Approximate site area:
0.442 hectares (1.093 acres)**

**CATTERICK ROAD
COLBURN
CATTERICK
NORTH YORKSHIRE**



Location

The subject land benefits from excellent access to the strategic road network and is positioned just 100m from the A6136 (Catterick Road) which provides direct access onto the A1 (M).

Colburn is situated approximately 2 miles from the north and south bound carriageways of the A1(M).

Description

The site is relatively flat and forms an open area of land situated within a modern residential housing estate. There is a pedestrian footpath immediately to the north of the site which provides access to the surrounding residential areas.

Terms

The site is available for sale with the benefit of its existing planning permission and full terms can be made available upon request.

Current Planning Permission

The site has a planning permission for the development of a Specialist Autism Centre which would provide three detached buildings, the largest building providing ten apartments and communal facilities over two floors together with staff facilities and a training apartment above. The remaining two buildings would comprise six and four living units respectively. The remainder of site will provide a private car park, providing car park, for circa 20 cars.

A copy of the planning permissions (Decision Number: 12/00515/4) can be made available upon request.

Enquiring parties considering to use the land for an alternative use should make enquires direct with Richmondshire District Council

Key points

- Good access to local facilities
- Ideally situated for the A6136
- Direct access available to the A1(M) North and South bound carriageways
- Alternative uses available subject to planning

Site Area

We calculate that the site provides an approximate area of 0.442 hectares (1.093 acres).

Legal Costs

Each party is to pay their own legal fees incurred in any transaction.

VAT

All prices quotes are deemed exclusive of VAT, unless stated otherwise.



Viewings and Further Information

Strictly by prior appointment with the agents:

Contact: George Williams
Tel No: 01642 426 922
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