

RESIDENTIAL DEVELOPMENT SITE BRIAR CLOSE

Redmire, Leyburn, DL8 4HG

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



An exciting opportunity to purchase a new build development site within the popular village of Redmire. The 0.72 acre site benefits from full planning consent for the development of three detached residential units in an attractive position to the east of Briar Close. The site benefits from its own access and all services are within close proximity.

GUIDE PRICE

£400,000



SITUATION

Leyburn 5 miles, Richmond 12 miles, Scotch Corner 16 miles and Bedale 16 miles. Darlington and Northallerton train stations provide main line access and there are airports at Newcastle, Leeds Bradford and Durham Tees Valley.

The residential development site is situated to the east of Briar Close in Redmire. Redmire is an attractive village in Wensleydale with a traditional public house, Church and a village hall. The thriving market town of Leyburn is 5 miles away and has developed as the traditional centre for mid-Wensleydale and is often referred to as the Gateway to the Yorkshire Dales. The town supports an array of shops, restaurants, schools, pubs, churches and sports facilities and is well sited both for access to the A1 as well as the rural Dales.

DIRECTIONS

From Leyburn Market Place turn left at the mini-roundabout on to the A684 heading towards Wensley. On entering Wensley, turn right at the junction signposted Redmire and continue for 3.5 miles until entering the village of Redmire. Continue through the village and then take a left on to Church Close. The private track to the development site is straight ahead.

DESCRIPTION

The residential development site is shown outlined in red on the plan attached herein. It extends to approx. 0.72 acres of land, formerly part of Briar Farm and located immediately east of Briar Close. The site presently comprises the former farmyard and contains a redundant agricultural building. Access to the site is via a private track to the south of Briar Close..

PLANNING CONSENT

The site has full planning consent for the development of three new build, detached units under North Yorkshire Council's Ref: 22/00177/FULL. The consent was granted, subject to seven conditions and the development must commence on or before the 7th March 2026. All plans and documents can be viewed online at [22/00177/FULL](https://richmondshire.gov.uk/22/00177/FULL) | Full Planning Permission for Proposed Erection of 3 No New Detached Dwelling Houses | Land East Of Briar Close Redmire North Yorkshire (richmondshire.gov.uk)







GENERAL REMARKS & STIPULATIONS

Local Authority

North Yorkshire Council (Richmondshire area), Mercury House, Station Rd, Richmond, DL10 4JX. Tel: 0300 131 2131.

Services

It is understood that mains electricity and sewerage are available within close proximity of the site together with the private village water supply. Prospective purchasers will need to make their own enquiries as to connection costs for the various services.

Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

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.

Tenure

The property is offered for sale freehold with vacant possession upon completion.

Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Overage Agreement

An overage clause will be included in the contract and an uplift in payment will be due to the vendor should an enhanced planning consent be obtained, i.e. for more than three detached dwellings.

Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

It should be noted that there is a public footpath that runs along the south and eastern edges of the site but the planning consent includes proposals for visual screening of the footpath route.

The vendor owns the neighbouring properties on Briar Close and will reserve a right of way along the access track for his retained properties, i.e. for access to rear gardens and for the delivery of heating oil to the tanks.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

Service Charge

The purchaser will be required to pay the vendor, £100 per annum towards the running and maintenance costs of the street light that is positioned adjacent to the block of garages on Briar Close as this will provide some lighting for the access and the overall development site.

Site Plan



John G Hills

Estate Office, Market Place, Leyburn, North Yorkshire, DL8 5EW
office@jghills.com Tel: 01969 623109

IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.