



country properties  
village properties  
town homes  
barn conversions  
building plots

Scorton Rd  
Brompton On Swale, Richmond, DL10 7EQ

**Guide price £280,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

\*\*\*FULL PLANNING PERMISSION TO CONVERT INTO TWO BARN\*\*\*UNIT 1 1463 SQ FT UNIT 2 1000 SQ FT.\*\*\*PLANNING PERMISSION HAS BEEN IMPLEMENTED AND THERE IS A CERTIFICATE OF LAWFULLNESS\*\*\*SOME CONDITIONS HAVE BEEN DISCHARGED\*\*\*DECISION NO. 17/00467/FULL

Opportunity for the development of 2 residential dwellings from former Agricultural buildings. A unique opportunity for development & resale or a self build with annex.

The barns are situated between the North Yorkshire villages of Scorton and Brompton on Swale and are part of what was a small holding with the Farm House and Cottage remaining. The access to the properties is via a part shared drive which leads to a nature reserve at a former quarry, the second section of the drive is a private road which is shared by Rosey Hill and its residents and the neighbouring dwelling house.

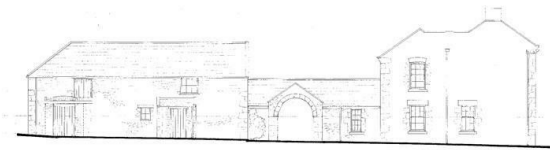
Rosey Hill Barns are former stables and agricultural barns which form part of a small settlement of Rosey Hill house and Rosey Hill Cottage. There is a tree lined drive past the main house to the two barns for conversion which form part of a U shaped court yard. The planning permission includes the demolition of some open sided sheds and a garage to create gardens, parking and garaging.

Barn 1 - 9m2 (1000 sq ft). GF; Open plan kitchen/living/dining room, separate sitting room, utility, WC. FF; 3 double bedrooms, 2 bathrooms. Externally; Gardens and double garage.

Barn 2 - 136m2 (1463 sq ft). GF; Kitchen/breakfast room, living/dining room, sitting room, double bedroom, bathroom. FF; 2 double bedrooms, 1 single, 2 bathrooms. Externally; Garden and double garage.

Permitted development for the conversion from Agriculture to a modern extensive 3 bedroom home with a floor area of 218 square meters, Open plan living with panoramic views over open countryside. The current building is of concrete portal frame construction, block walls and cladding.

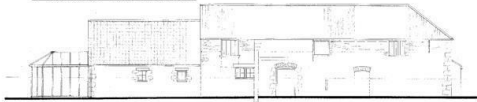




1 - EXTERNAL - WEST ELEVATION



4 - COURTYARD - WEST ELEVATION



2 - EXTERNAL - NORTH ELEVATION



5 - COURTYARD - SOUTH ELEVATION



3 - EXTERNAL - EAST ELEVATION



6 - COURTYARD - EAST ELEVATION

- TWO BARN WITH FULL PLANNING FOR CONVERSION
- GREAT RESALE MARKET
- TREE LINED DRIVE
- NORTH YORKSHIRE LOCATION
- EXCLUSIVE DEVELOPMENT
- VIEWING ADVISED

**GENERAL INFORMATION**

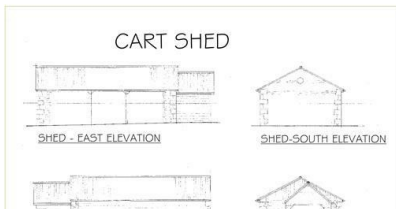
Tenure: Freehold

Services: Mains water and electric. Heating will need to be oil or renewable. No mains drainage.

Local Authority: Richmondshire

DECISION NO. 17/00467/FULL

Plans provided for identification only. Potential purchasers must satisfy themselves with the property.

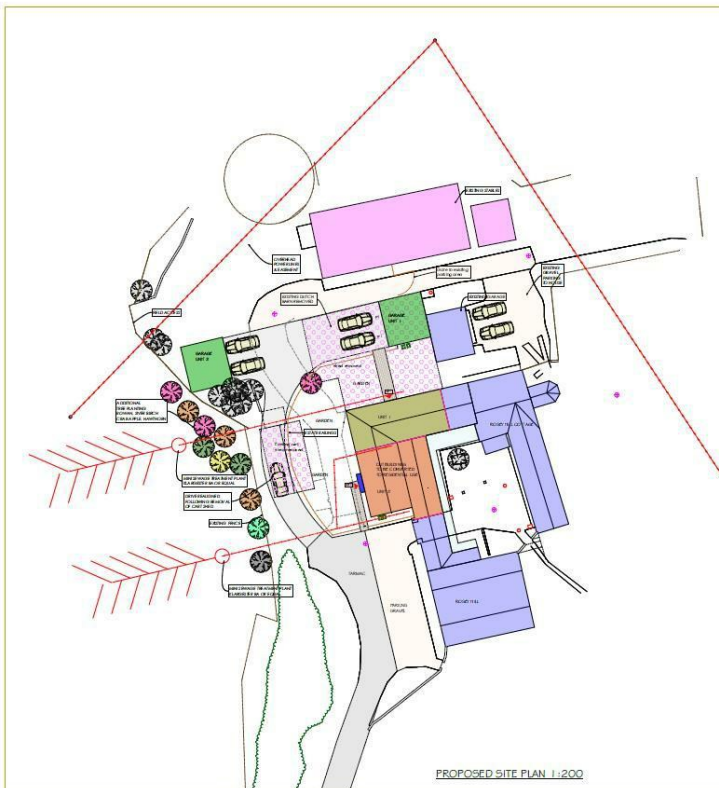


**CART SHED**

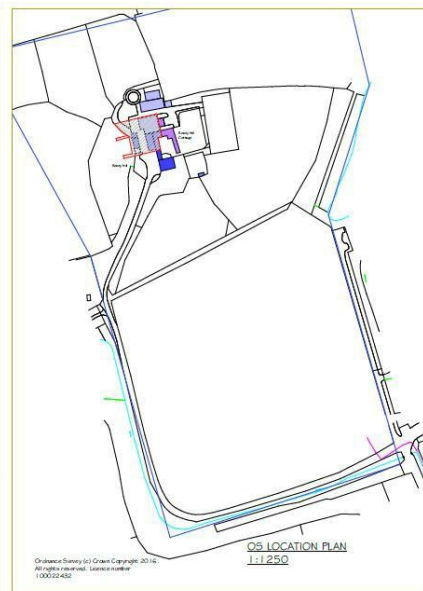
SHED - EAST ELEVATION

SHED - SOUTH ELEVATION

EXISTING ELEVATIONS  
ROSEY HILL FARM, SCORTON ROAD,  
BROMPTON ON SWALE, RICHMOND DL10 7EQ



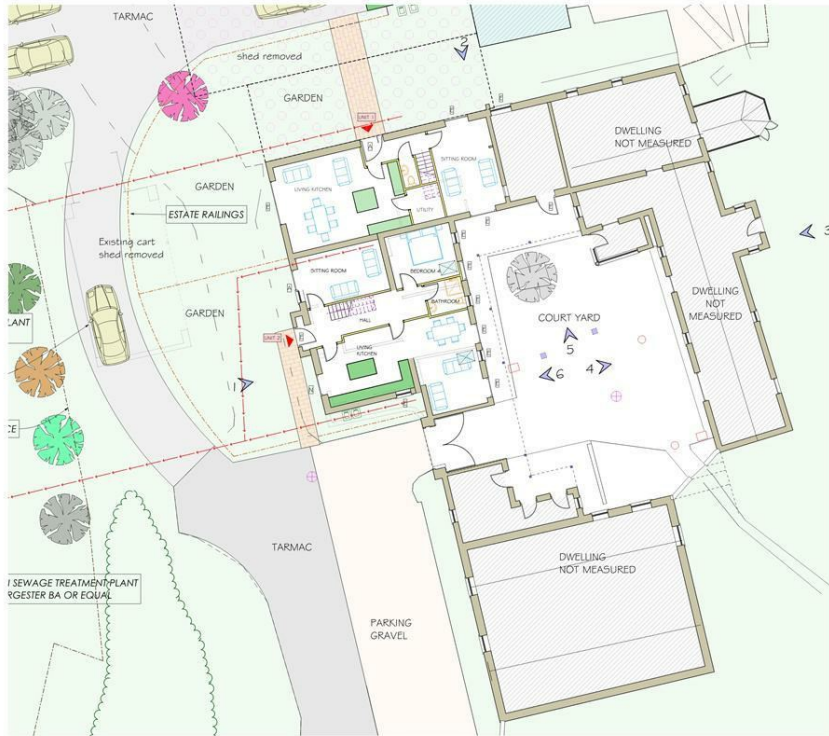
PROPOSED SITE PLAN 1:200



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SITE AS PROPOSED  
ROSEY HILL FARM, SCORTON ROAD,  
BROMPTON ON SWALE, RICHMOND DL10 7EQ  
SCALE 1:200 approx @ A1  
JANUARY 2017  
PLAN NO. WGS-1-PLG1





GROUND FLOOR + SITE



FIRST FLOOR

PROPOSED FLOOR PLANS  
 ROSY HILL FARM, SCORTON ROAD,  
 BROMPTON ON SWALE, RICHMOND DL10 7EQ  
 SCALE 1:100 apx @ A1 JANUARY 2017  
 PLAN NO. WG8-1-PLG2



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

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MAB 6202



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