



# Development Site

Hunton, Bedale, North Yorkshire, DL8 1PY



Robin Jessop



# A UNIQUE DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION GRANTED FOR 2 DWELLINGS

- Unique Class Q Development Opportunity
- Central Village Location
- Two Agricultural Buildings
- Planning Permission Granted to Create 2 Substantial Dwellings
- Open Views to the Rear
- Guide Price Range: £400,000 - £500,000

## SITUATION

Catterick Garrison 3 miles. A1(M) 5 miles. Leyburn 7 miles. Bedale 8 miles. Northallerton 16 miles. Teesside 35 miles. Leeds Bradford & Newcastle Airports are a 90-minute drive approx. (all times and distances are approximate).

The development site is strategically located in the centre of the village of Hunton.

Hunton has a number of amenities such as the Methodist Church, Primary School, and a community-owned Pub. There is also a village hall which hosts regular social events and clubs.

The village is well placed in relation to a number of local market towns including Leyburn, Richmond and Bedale. The location is rural yet accessible and the larger centres of Northallerton, Harrogate and Leeds are within a reasonable commuting distance. The Yorkshire Dales National Park is also nearby.

## DESCRIPTION

The development site offers a rare opportunity to purchase a 1.1 acre site with planning approval granted for the conversion of a substantial agricultural building into two





substantial residential dwellings. The agricultural building is currently used as storage and is privately positioned within the village enjoying open views to the rear. There is also a second agricultural building which could be removed if not required or utilised and used as additional storage. Plans and associated documents are available for download via the North Yorkshire Council Planning Website or from our office (**DECISION REFERENCE ZD24/00087/APDN**).

Unit 1

3-4 Bedroom with 2 storey element  
Total Internal Square footage 1948ft2.

Unit 2

4 bedrooms with 2 storey element  
Total Internal Square footage 2960ft2.

**GENERAL REMARKS & STIPULATIONS**  
VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

**OFFERS**

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

**MONEY LAUNDERING REGULATIONS**

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

**METHOD OF SALE**

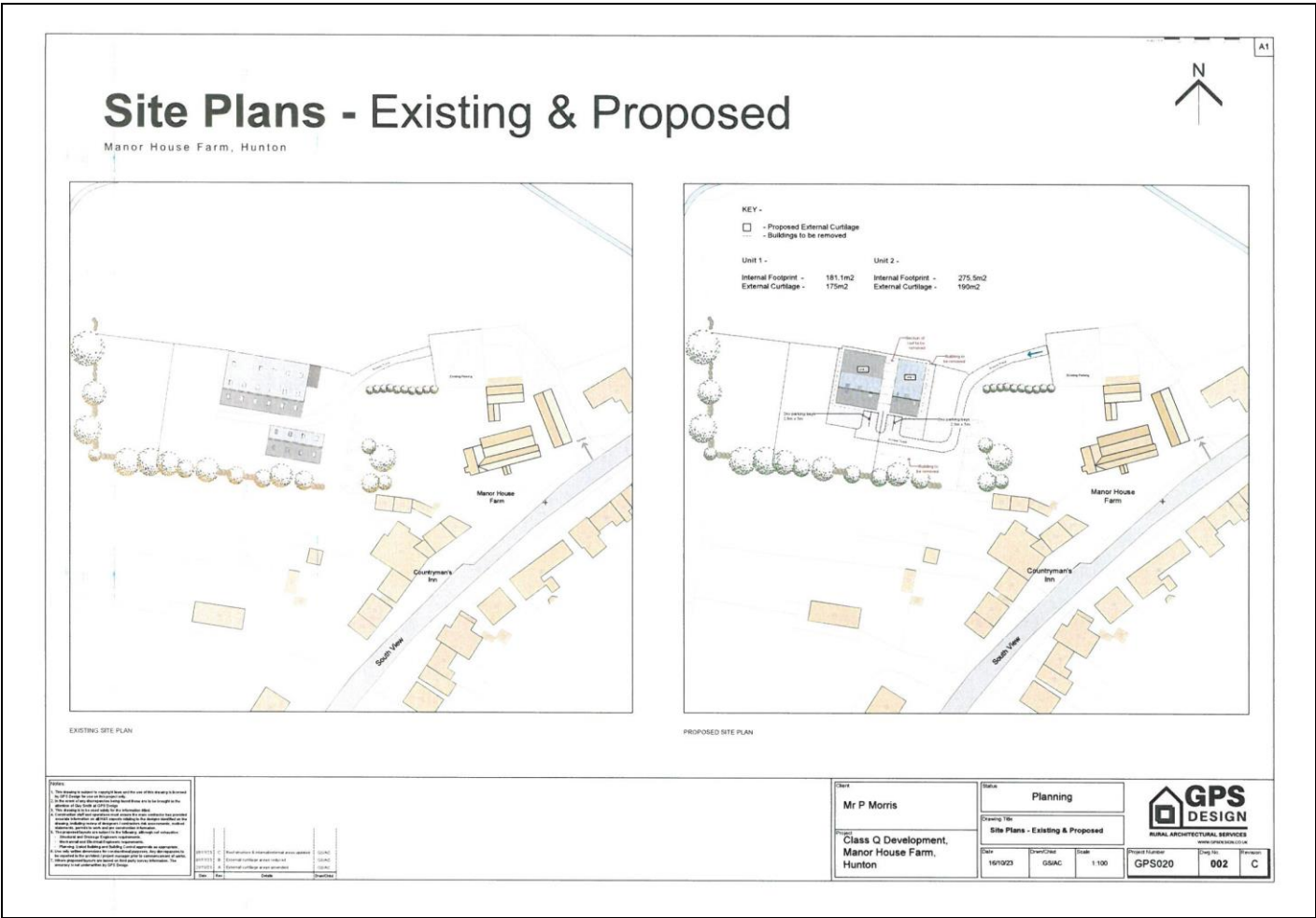
The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

**BOUNDARIES**

The boundaries of the property are shown edged red on the plan within this brochure.

**WHAT3WORDS**

Every three metre square of the world has been given a





unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///telephone.fashion.jiffy](http://telephone.fashion.jiffy)

#### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

To be allocated.

#### SERVICES

There are no services connected to the site. Mains water, electric and drainage are all available within the village and a purchaser should make their own enquiries regarding connection.

#### BROADBAND

High speed connection available.

#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

PLANNING DEPARTMENT TEL: 0300 1312131

# Land





# Proposed Area of Sale

Manor House Farm, Hunton

KEY -

- Proposed External Curtilage
- Buildings to be removed
- Area for sale



**NOTES:**

- This drawing is subject to copyright law and the use of this drawing is limited to the use of the drawing for the purpose of the project only.
- It is not to be used for any other purpose without the written consent of GPS Design.
- This drawing is to be used for the purpose of the project only.
- Construction staff and operators must ensure the main contractor has provided accurate information on all risks relating to the design identified on the drawing, including the use of materials, methods, and equipment, and that the main contractor has provided the necessary information to the design team.
- The proposed layout is subject to the following:
  - Standard and Design Engineers requirements.
  - Mechanical and Electrical Engineers requirements.
- Planning, Listed Building and Building Control approvals are appropriate.
- Use with other documents for construction purposes. Any discrepancies in the drawings shall be resolved by the design team.
- Where approved layouts are based on third party survey information, the accuracy is not guaranteed by GPS Design.

Date	Rev	Details	Drawn/Check

Client <b>Mr P Morris</b>		Status <b>Planning</b>	
Project <b>Class Q Development, Manor House Farm, Hunton</b>		Drawing Title <b>Proposed Area of Sale</b>	
Date <b>29/04/24</b>	Drawn/Check <b>GS/PM</b>	Scale <b>1:100</b>	Project Number <b>GPS020</b>
			Draw No. <b>SK007</b>
			Revision <b>-</b>



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Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Proposed Plans

Manor House Farm, Hunton

- Key**
- Existing Building Footprint
  - Proposed Building Footprint
  - Proposed Internal Walls
  - Proposed External Walls
  - Proposed Windows
  - Proposed Doors
  - Proposed Stairs
  - Proposed Lift
  - Proposed Plant Room
  - Proposed Car Park
  - Proposed Access
  - Proposed Fencing
  - Proposed Landscaping
  - Proposed Trees
  - Proposed Fences
  - Proposed Gates
  - Proposed Paths
  - Proposed Drives
  - Proposed Roads
  - Proposed Footpaths
  - Proposed Cycleways
  - Proposed Railways
  - Proposed Highways
  - Proposed Waterways
  - Proposed Airways
  - Proposed Power Lines
  - Proposed Telecommunications
  - Proposed Gas Mains
  - Proposed Sewer Mains
  - Proposed Water Mains
  - Proposed Drainage
  - Proposed Flood Defence
  - Proposed Flood Warning
  - Proposed Flood Storage
  - Proposed Flood Relief
  - Proposed Flood Protection
  - Proposed Flood Mitigation
  - Proposed Flood Resilience
  - Proposed Flood Risk
  - Proposed Flood Hazard
  - Proposed Flood Vulnerability
  - Proposed Flood Exposure
  - Proposed Flood Consequence
  - Proposed Flood Impact
  - Proposed Flood Effect
  - Proposed Flood Outcome
  - Proposed Flood Result
  - Proposed Flood Benefit
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- Units Summary**
- Unit 1**
- 10 Bedrooms with 10 Bathrooms
  - 10 Kitchens
  - 10 Living Rooms
  - 10 Dining Rooms
  - 10 Hallways
  - 10 Closets
  - 10 Staircases
  - 10 Landscaping
  - 10 Fences
  - 10 Gates
  - 10 Paths
  - 10 Drives
  - 10 Roads
  - 10 Footpaths
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PROPOSED FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED FIRST FLOOR PLAN

- Notes**
1. This drawing is subject to copyright laws and the use of this drawing is to be used by GPS Design for use on this project only.
  2. In the event of any discrepancies being found these are to be brought to the attention of Guy Smith at GPS Design.
  3. This drawing is to be used solely for the information of the client.
  4. Construction of the proposed development must comply with the relevant building regulations and any other applicable legislation. Any discrepancies to be reported to the architect prior to commencement of work.
  5. Where proposed developments are based on third party survey information, the accuracy is not guaranteed by GPS Design.

Date	Rev	Details	Drawn/Check
16/03/24	E	Internal walls updated	GS/AC
06/11/23	D	Secure gate access added to courtyard	GS/AC
06/11/23	C	Internal layout unit 2 updated: section of road removed & courtyard included	GS/AC
06/11/23	B	Internal layout unit 2 & covered courtyard updated	GS/AC
03/03/23	A	Shared internal courtyard door added	GS/AC

Client  
**Mr P Morris**

Project  
**Class Q Development,  
Manor House Farm,  
Hunton**

Status  
**Planning**

Drawing Title  
**Proposed Plans**

Date  
16/10/2023

Drawn/Check  
GS/AC

Scale  
1:100



Project Number  
**GPS020**

Draw No.  
**005**

Revision  
**E**