



Two Prime Residential Building Plots

Sinderby, North Yorkshire



Robin Jessop

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WELL POSITIONED ON THE NORTHERN SIDE OF THE PICTURESQUE VILLAGE OF SINDERBY BETWEEN THIRSK AND BEDALE

- Outline Planning Permission for the Construction of Two Detached Dwellings
- Prime Site with Planning Permission extending to 0.7 Acres Approx
- Attractive Views over Open Countryside within 1 mile of the A1(M) Interchange
- Guide Price Range: £250,000 - £300,000

Situation

Pickhill 1 mile, A1(M) Interchange 1 mile, Bedale 8 miles, Ripon 8 miles, Thirsk 8 miles, Northallerton 12 miles, Darlington 25 miles, York 27 miles (all distances are approximate).

This prime site is extremely well situated in the small rural village of Sinderby. It stands exceptionally well on the edge of the village adjacent to open countryside within easy reach of the popular and thriving market towns of Northallerton, Bedale and Richmond. It is also conveniently located in relation to the A1(M) Interchange, thereby bringing Teesside, Tyneside, Leeds and York within reasonable commuting distance.

Description

This prime residential development site enjoys attractive views across open countryside. It has an appealing corner position on the fringe of the village.

It offers two desirable residential building plots with the whole site extending to 0.7 acres approx. It is shown edged red on the attached plan. Please note that a right of way has been reserved over part of the site as shown

highlighted yellow. This right is for agricultural purposes only.

Planning Permission

The property has the benefit of Outline Planning Permission for the construction of two detached dwelling houses in accordance with Decision No. 19/01483/Out dated 6th October 2022 issued by Hambleton District Council.

A copy of the Decision Notice is attached to these particulars or can be emailed upon request. The purchaser(s) should satisfy themselves that they can comply with the conditions set out in the Approval Notice.

The planning permission is also subject to a Community Infrastructure Levy, which has been estimated at £38,500 approx. This will be payable by the purchaser in addition to the purchase price.

GENERAL STIPULATIONS

Viewing

REMARKS

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The site may be viewed entirely at your own risk at any reasonable time during daylight hours upon receipt of these sales particulars.

Tenure

The property is freehold and vacant possession will be given upon completion.

SERVICES

Water

It is understood that there is a Yorkshire Water main in the public highway.

Foul Drainage

It is understood that the main sewer is also in the public highway.

Please note that prospective purchaser(s) should contact the relevant service utility providers with regard to their exact location, availability and costs of connection.

Boundaries

The Vendors will only sell such interest (if any) as they have in the boundary fences, ditches, walls, hedges etc and other boundaries separating this property from other properties not belonging to them.

Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants existing and proposed wayleaves for masts, pylons, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

Please note it is understood that there are no public footpaths which cross this site. However, the right of way for agricultural purposes has been reserved over the highlighted area.

Important Notice

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest and to make sure you are kept informed with regard to the progress of the sale.

Method of Sale

The property is offered for sale, initially by Private Treaty. We reserve the right to conclude the sale by any other method at our discretion.

Offers

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

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 Money Laundering Regulations, one being photographic ID, that is to say driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways:-

1. Call into our office;
2. Post to us the original documents for us to copy;
3. A certified copy provided by your Solicitor

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. [///reduction.composers.visual](https://reduction.composers.visual)

USEFUL ADDRESSES

Vendor's Solicitors

Messrs Eccles Heddon, 5 Westgate, Ripon, HG4 2AT

Tel : 01765 601717

Acting Solicitor : Tom Craven

Email : tom.craven@eccles-heddon.com

Local Planning Authority

North Yorkshire Council

County Hall

Northallerton

North Yorkshire

DL7 8AD

Tel: 01609 780780

Planning Consultant

Jonathan Green, Imladris, 72 Palace Road, Ripon, HG4 1UN

Tel : 01765 608402

Email : j.greendesign@sky.com

IMPORTANT NOTICE

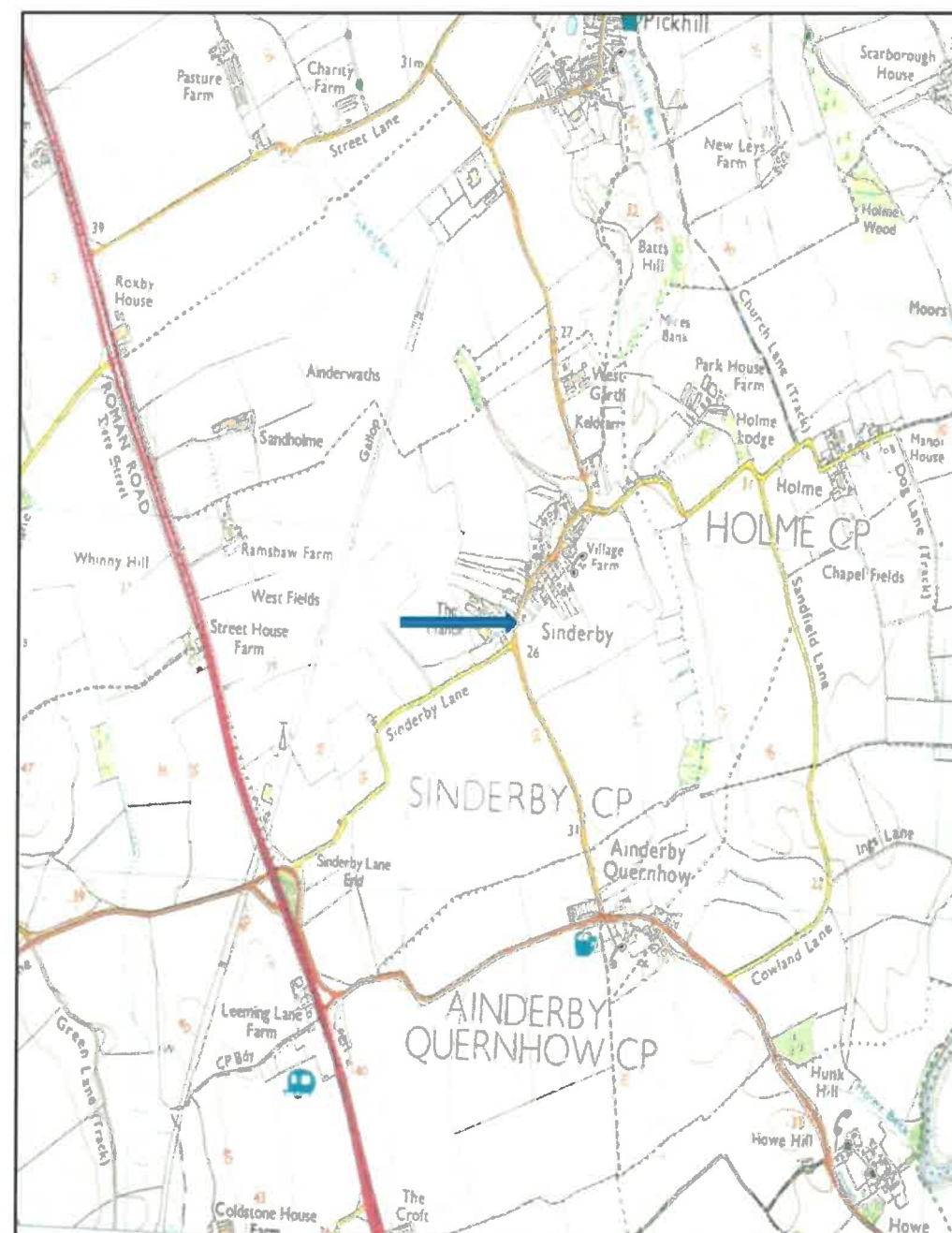
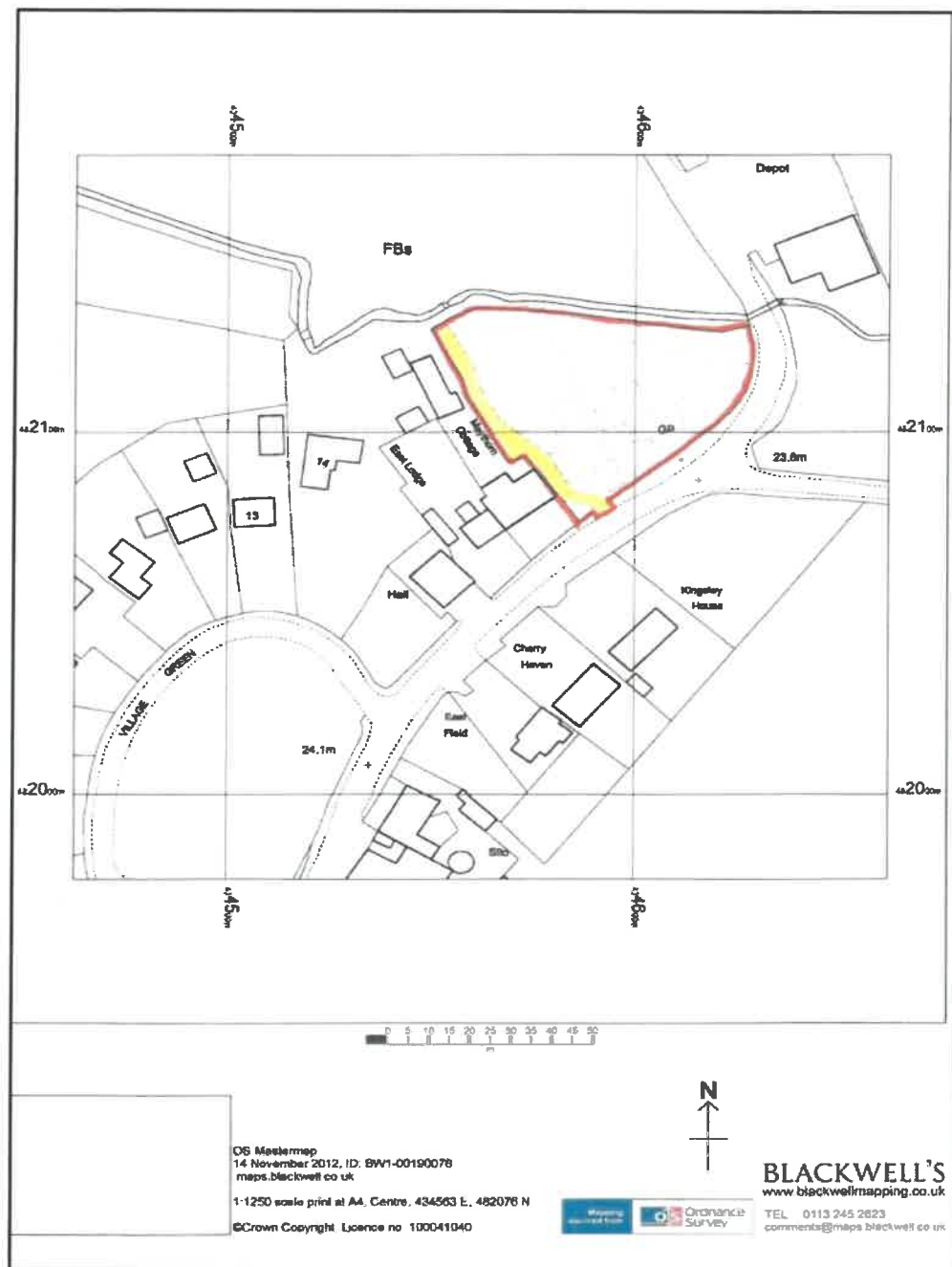
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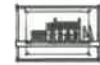
Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is 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.





Jonathan Green
Architectural Design



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Telephone : 0181 871 1111
www.jgreenarchitect.co.uk

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Project

LAND NORTH EAST OF
MAYTHORN COTTAGE
AT
SINDERBY VD7 4JD
FOR
MESSRS WADSWORTH

Title

SITE PLAN
with retained access

Scale

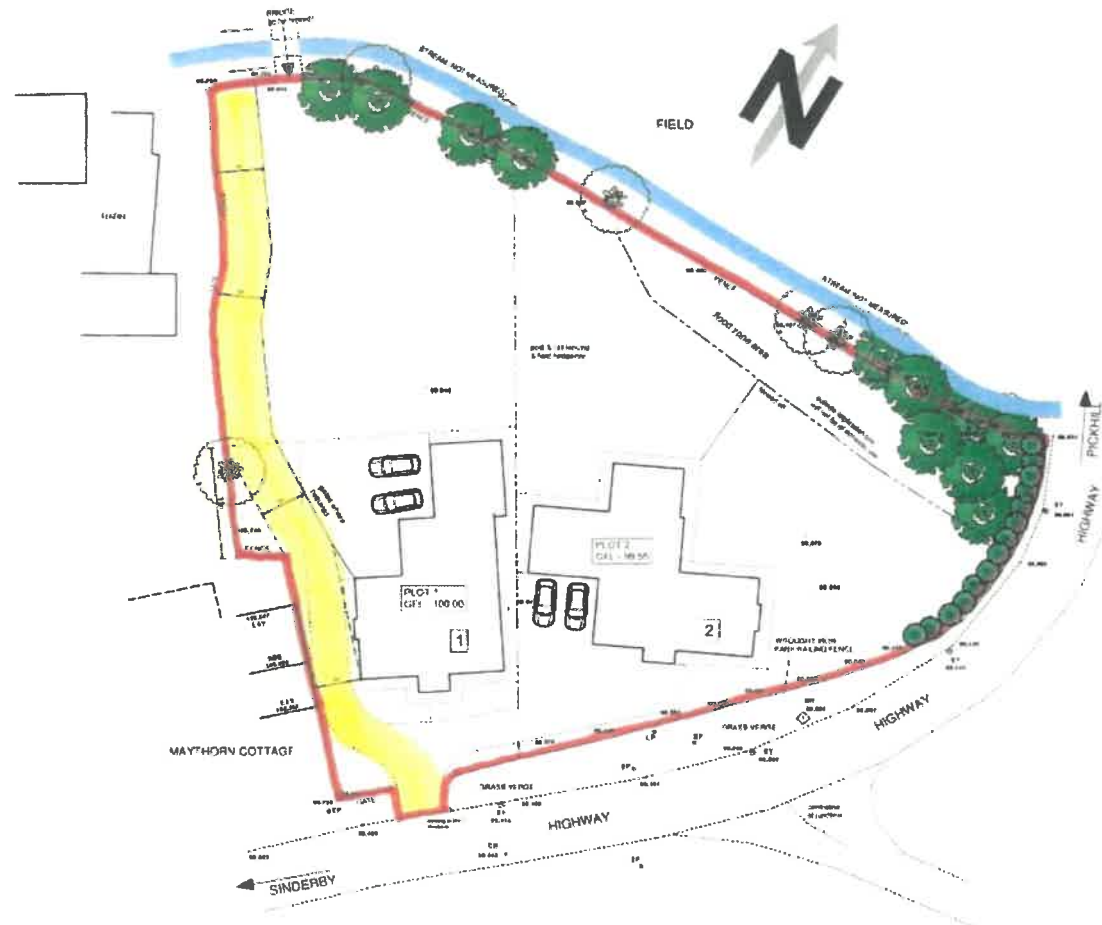
W22 24

Date

Feb 2025

Architects

1:200 APX
A1





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Mr Jonathan Green

Imladris

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NOTICE OF DECISION

Application No. 19/01483/OUT

Date: 18th October 2019

TOWN AND COUNTRY PLANNING ACT 1990 **PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

PROPOSAL:

Outline application with layout and access to be considered (all other matters reserved) for the construction of two dwellings as amended by email and plans received by Hambleton District Council on 10 September 2019

LOCATION:

Land East Of Maythorn Cottage Sinderby North Yorkshire YO7 4JD

APPLICANT:

Messrs Wadsworth

Hambleton District Council, being the Planning Authority for the purposes of the above Outline Planning Application which was received on 9 July 2019, having considered the following policies:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP8 - Type, size and tenure of housing
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP21 - Safe response to natural and other forces
Development Policies DP1 - Protecting amenity
Development Policies DP3 - Site accessibility
Development Policies DP4 - Access for all
Development Policies DP10 - Form and character of settlements
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP31 - Protecting natural resources: biodiversity/nature conservation
Development Policies DP32 - General design
Development Policies DP43 - Flooding and floodplains
Interim Guidance Note - adopted by Council on 7th April 2015

and taken into account the following reasons:

The site is appropriate in location and size to accommodate residential development without harm to the amenities of neighbours or to the significance of the surrounding countryside and without harm to road safety. The proposed development complies with the requirements of the Interim Policy

Guidance and otherwise conforms with the policy requirements set out in the adopted Hambleton Local Development Framework.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

have resolved that it should be **APPROVED**; subject to the following conditions:

1. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and the development hereby approved shall be begun on or before whichever is the later of the following dates: i) Five years from the date of this permission ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The development shall not be commenced until details of the following reserved matters have been submitted to and approved by the Local Planning Authority: (a) the design and external appearance of each building, including a schedule of external materials to be used; and (b) the landscaping of the site.
3. The detailed plans required by condition 2 above shall indicate two dwellings only.
4. No above ground construction work shall be undertaken until details of the materials to be used in the construction of the external surfaces of the development have been submitted in writing to the Local Planning Authority for approval and samples have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
5. All new, repaired or replaced areas of hard surfacing shall be formed using porous materials or provision shall be made to direct run-off water from the hard surface to an area that allows the water to drain away naturally within the curtilage of the property.
6. No above ground construction work shall be undertaken until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. No part of the development shall be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless the approved scheme has been completed. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
7. No building works including excavation, breaking up of existing concrete or tarmac areas, demolition works, piling operations, external construction works in general shall be carried out except between 0800 hours and 1800 hours Monday to Friday, 0800 hours to 1300 hours Saturday and there shall be no such work on Sunday or on any public holidays.
8. Prior to construction of any building or regrading of land commencing detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the

development and the relationship to adjacent development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form. These details are required prior to construction or regrading because they could otherwise be compromised and in order to minimise the risk of abortive work being undertaken.

9. No development shall be commenced, other than the formation of the access, until an assessment of the risks posed by contamination, carried out in line with the Environment Agency's Model Procedures for the Management of Land Contamination CLR11, has been submitted to and approved by the Local Planning Authority. A scheme for the remediation of any contamination shall be submitted and approved by the Local Planning Authority before any development occurs. The development shall not be occupied until the approved remediation scheme has been implemented and a verification report detailing all works carried out has been submitted to and approved in writing by the Local Planning Authority.

10. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and programme.

11. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements a) The crossing of the highway verge shall be constructed in accordance with the approved details and/or Standard Detail number E50.

12. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 43.00m measured along both channel lines of the major road C187 from a point measured 2.40m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.60m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

13. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until the details of the provision of a footway between the proposed access and existing footway and a programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority.

14. Unless otherwise approved in writing by the Local Planning Authority the development shall not be brought into use until the provision of a footway between the proposed access and existing footway has been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 13.

15. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing (Reference W22-2B) and are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

16. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.
17. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of: a) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway b) on-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
18. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawing numbered W22-2B (Site Plan) received by Hambleton District Council on 16 July and 10 September 2019 unless otherwise approved in writing by the Local Planning Authority.

The reasons for the above conditions are:-

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To enable the Local Planning Authority to properly assess these aspects of the proposal, which are considered to be of particular importance, before the development is commenced.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
4. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
5. To reduce the volume and rate of surface water that drains to sewers and watercourses and thereby not worsen the potential for flooding in accordance with Hambleton LDF Policies CP21 and DP43.
6. In accordance with policy DP3 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
7. In order to protect the amenities of residential property in the locality in accordance with LDF Policies CP1 and DP1.
8. To ensure that the development is appropriate to environment in terms of amenity in accordance with LDF Policies CP1 and DP1.

9. In order to take proper account of the risks to the health and safety of the local population, builders and the environment and address these risks in accordance with Hambleton Local Development Framework CP21 and DP42.
10. In the interests of highway safety in accordance with LDF Policies CP2 and DP4.
11. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience in accordance with LDF Policies CP2 and DP4.
12. In the interests of road safety in accordance with LDF Policies CP2 and DP4.
13. To ensure that the details are satisfactory in the interests of the safety and convenience of highway users in accordance with LDF Policies CP2 and DP4.
14. In the interests of the safety and convenience of highway users in accordance with LDF Policies CP2 and DP4.
15. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in accordance with LDF Policies CP2 and DP4.
16. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety in accordance with LDF Policies CP2 and DP4.
17. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area in accordance with LDF Policies CP2 and DP4.
18. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies.

Attention is drawn to the following informatives:

1. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling: 1 x 240 litre black wheeled bin for general waste 1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and 1 x 55 litre blue recycling box for glass bottles and jars. In order to guarantee EN840 compliance the Council will only collect from bins and boxes sourced from Hambleton District Council (Waste and Streetscene). If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned. Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at www.hambleton.gov.uk or by telephoning 01609 779977

2. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in condition 11.

COMMUNITY INFRASTRUCTURE LEVY

1. Please note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule, adopted by Hambleton District Council on the 07 April 2015. Details of the charging schedule are available on the Council website. www.hambleton.gov.uk