



# 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**

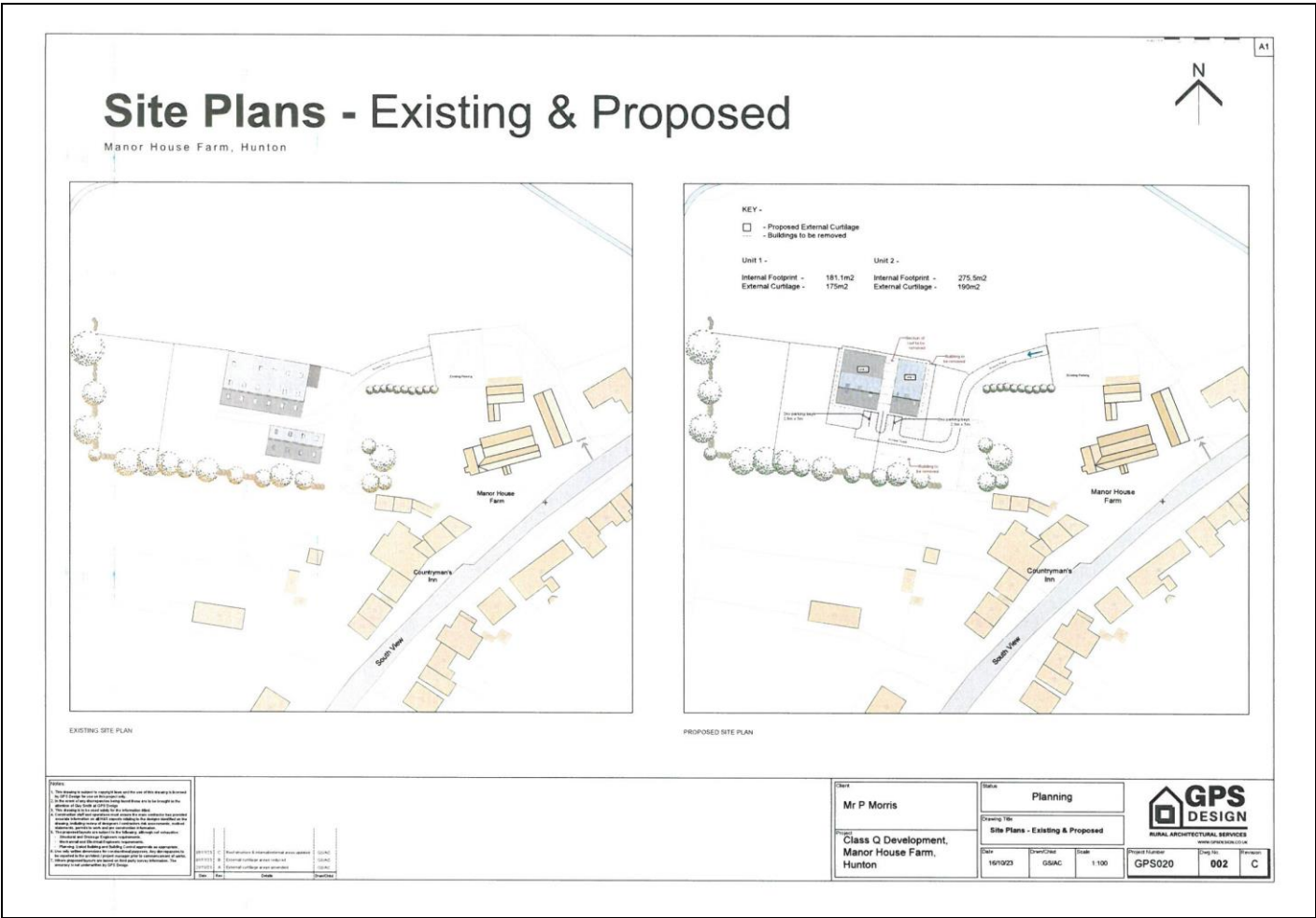
The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

**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: all other relevant planning, building and drainage regulations and 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>
			Dwg No. <b>SK007</b>
			Revision <b>-</b>



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Manor House Farm, Hunton

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- ### Notes
1. This drawing is subject to re-visit/leave and the use of this drawing is limited by GPS Design for use on site only.
  2. The content and design of this drawing should be used as a guide and it should 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. The content and design of this drawing is for a main contractor has provided a detailed and accurate information to all relevant agencies related to the designs identified on the drawing, including review of design / contractors risk assessments, method statements, permits to work and any construction information.
  5. The prepared layouts are subject to the following, although not exhaustive:
    - Structural and Drainage Engineers requirements.
    - Mechanical and Electrical Engineers requirements.
    - Planning and Listed Building requirements.
    - Planning and Listed Building requirements.
  6. Use only within dimensions for a structural purpose. Any discrepancies to be reported to the architect / project manager prior to commencement of work.
  7. All prepared drawings are based on prior survey information. The user must not enter under any warranty by GPS Design.

14/07/24	E	Internal walls updated	ISSAC
09/11/23	D	Secure gate access added to courtyard	ISSAC
08/11/23	C	Internal layout unit 2 updated: section of roof removed & roof plan included	ISSAC
01/11/23	B	Internal layout unit 2 & covered courtyard updated	ISSAC
20/07/23	A	Shared internal courtyard door added	ISSAC
Date	Rev	Details	Drawn by

Client	Mr P Morris
Project	Class Q Development, Manor House Farm, Hunton

Status	Planning
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Drawing Title  
**Proposed Plans**

Date	Drawn/Chkd	Scale
16/10/2023	GS/AC	



**GPS**  
DESIGN  
RURAL ARCHITECTURAL SERVICES

Project Number	Dwg No.	Revision
GPS020	005	E