

# Land & Buildings

Nunthorpe Hall Farm, Nunthorpe Village TS7 0NP



Robin Jessop



A Residential Development Opportunity in a Prime Village Location  
Extending to 5.68 Acres (2.30 Ha) Approx  
For Sale as a Whole or in Two Lots  
Full Planning Permission  
No CIL or Affordable Housing

- Lot 1: £1,595,000
- 5 Detached New Builds
- 2 Barn Conversions

- Lot 2: £795,000
- 5 Barn Conversions

Additional Land Available Subject to  
Negotiation

# Land & Buildings, Nunthorpe Hall Farm, Nunthorpe Village

## SITUATION

Stokesley 4 miles, Great Ayton 3 miles, Guisborough 8 miles, Middlesbrough 6 miles (all distances are approximate).

Nunthorpe Hall Farm Development opportunity is attractively situated on the northern edge of the picturesque rural Nunthorpe village, close to the popular and thriving market towns of Stokesley and Guisborough. It is therefore, well placed in relation to the larger centres of Middlesbrough, Newcastle and York.

The site has uninterrupted views of the Cleveland Hills and Roseberry Topping in the distance.

## DESCRIPTION

### Lot 1: (edged blue on the attached plan)

Lot 1 comprises 2 barn conversions and 5 new build plots on the site. The new building plots vary in size from detached family homes to large executive homes.

### Lot 2: (edged green on the attached plan)

The main steading area includes the original farmhouse together with a range of traditional farm buildings set around a central courtyard. The traditional buildings together with the existing farmhouse has the benefit of converting into 5 barn conversions.

Lot 2 includes the former walled garden of Nunthorpe Hall. The walled garden is Grade II Listed. Part of the walled garden has been granted planning permission for the use as additional garden/amenity space for the barn conversions.

Within the site there is an area extending to 3.60 acres (1.46 Ha) for Nutrient Neutrality. The area is coloured blue on the attached plan.

## PLANNING

The farm steading has the benefit of detailed planning consent granted on 21<sup>st</sup> March 2023 for "conversion of the existing traditional farmhouse and buildings to form 7 dwellings, the demolition of agricultural buildings and the construction of 5 new build dwellings, along with associated works". Application No 22/0693/MAJ. The consent was granted subject to various conditions detailed in the Decision Notice.

The Vendors have also undertaken the majority of the key due diligence activities including:-

Ecology Licence Obtained, Utility Capacity Confirmed, Ground Investigation Survey, Site Contamination Survey, Structural Survey, Part Right of Way Re-direction (agreed with Council). Surveys Available Upon Request.

## LOCAL AUTHORITY

Middlesbrough Council, Fountains Court, 119 Grange Road, Middlesbrough TS1 2DT – 01642 729377

[www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk)

## NUTRIENT NEUTRALITY

Condition 34 of the Planning Permission 22/0693/MAJ states that "The area shaded blue on the approved plans 2166/03 REVB dated 27<sup>th</sup> February 2023 shall not be used for grazing, paddock or any agricultural process and will be used only as grassland and planting in perpetuity following the first occupation of the development. The reason for this is to achieve nutrient neutrality and prevent

harm to the special Protection Area associated with the River Tees.

## COMMUNITY INFRASTRUCTURE LEVY CHARGE (CIL) & AFFORDABLE HOUSING CONTRIBUTION

There is no CIL payable on the site and no affordable housing requirement.

## GENERAL REMARKS AND STIPULATIONS

### Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

### Tenure

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

The title is registered with the Land Registry.

### Services

Mains services including electric water, foul and surface water drainage are all believed to be available in the nearby public highway.

### VAT

We understand that the property is NOT subject to VAT.

### Boundaries

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

### Asbestos

With regards to any asbestos on the property, a detailed asbestos survey has not been carried out. On completion of the sale, it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.

### Method of Sale

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

If after viewing the property you are seriously interested, then please register your interest with Andrew Dickins MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

### Money Laundering Regulations

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in accordance with Money Laundering Regulations. Once being photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address. 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.

**PLEASE NOTE: SHOULD YOU REQUIRE ANY FURTHER INFORMATION, PLEASE CONTACT ANDREW DICKINS – 01677 425950 OR [andrew@robinjessop.co.uk](mailto:andrew@robinjessop.co.uk)**