



Robin Jessop



## **A PRIME RESIDENTIAL DEVELOPMENT SITE AT BROMPTON, NORTHALLERTON, NORTH YORKSHIRE**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950  
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## A PRIME RESIDENTIAL DEVELOPMENT SITE SITUATED AT BROMPTON, NORTHALLERTON, NORTH YORKSHIRE

For sale as a whole – **Guide Price: Offers in Excess of £450,000**

- **Full Planning Permission for the Erection of Three Dwellings**
- **175m<sup>2</sup> 3 Bedroom House**
- **115m<sup>2</sup> 2 Bedroom House**
- **205m<sup>2</sup> 4 Bedroom House**
- **Attractive Location**
- **Prime Site Extending to 1.02 acres (0.41Ha)**

### Introduction

The site is a prime residential development offering a mix of houses set within established trees and hedges, giving the properties that all important degree of privacy.

The site is situated on the edge of the rural market town of Northallerton.

### Situation

Northallerton Town Centre 1 mile, Bedale 9 miles, Darlington 13 miles, Teesside 23 miles, York 32 miles (all distances are approximate).

The site is extremely well situated on the edge of Northallerton and Brompton. It stands exceptionally well adjacent to a new housing development. The site is within easy access of other popular and thriving market towns of Bedale, Thirsk, Yarm and Stokesley. It is also conveniently located in relation to both the A.1 and A.19, thereby bringing the larger centres of Teesside, Tyneside, Leeds and York within reasonable distance.

### Planning Permission

The property has the benefit of detailed planning permission for the erection of three residential dwellings in accordance with the Decision Notice ZB24/00288/FUL dated 18<sup>th</sup> April 2024 issued by North Yorkshire Council.

A copy of the Decision Notice is attached to these particulars. The Purchaser(s) should satisfy themselves that they can comply with the conditions set out in the Decision Notice.

The Planning Consultant who obtained the planning permission for the Vendors is Mr Andrew Cunningham of Lavingham Planning Consultants.

### Amenities

A1 Interchanges at Catterick and Leeming Bar. Main East Coast Railway Stations at Northallerton and Darlington.

**Airports** at Newcastle, Leeds Bradford and Durham Tees Valley.

**Shopping** - local market towns at Northallerton, Bedale, and Thirsk.

Larger centre at Harrogate, York and Leeds.

**Schools – Primary Schools:** Northallerton and Brompton.

**Secondary Schools:** Northallerton School & Sixth Form College and Bedale High.

**Private Schools:** Aysgarth (Newton Le Willows), Yarm School, Barnard Castle, Queen Mary's at Topcliffe & Cundall Manor.

**Golf** – Romanby, Catterick, Bedale, Masham and Leyburn.

**Racing** – Ripon, Catterick, Thirsk and York.

**Outdoor Pursuits** – the property is attractively situated between the North York Moors and the Yorkshire Dales which is renowned for its outstanding scenery.

**Leisure Centres** at Bedale and Northallerton

## GENERAL REMARKS & STIPULATIONS

### Viewing

The site may be viewed by appointment through Robin Jessop Ltd.

### **Tenure**

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

### **Services**

Please note that prospective purchaser(s) should contact the relevant service utility providers with regard to their exact location, availability and costs of connection. It is understood that mains water and mains electricity are close by.

### **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.

Where the boundaries are marked by inward facing "T" marks, then these boundaries will become the responsibility of the purchaser(s).

### **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.

### **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.

### **USEFUL ADDRESSES**

#### **Vendor's Solicitors**

Messrs Hunt & Wrigley, 83 High Street,  
Northallerton, North Yorkshire, DL7 8PX  
Tel : 01609 772502  
Acting Solicitor : Stan Lonsdale  
Email : stan.lonsdale@huntandwrigley.co.uk

#### **Local Planning Authority**

North Yorkshire Council

Civic Centre  
Stone Cross  
Rotary Way  
Northallerton  
North Yorkshire  
DL6 2UU

#### **Planning Consultant**

Andrew Cunningham MRTPI, Lavingham  
Planning Consultants – 01609 617618. Email:  
info@lavingham.com

#### **Architects**

The Plan Shop, The Assembly Rooms, 29 Market  
PI, Bedale DL8 1ED  
Tel: 01677 426616

Email : [admin@theplanshop.net](mailto:admin@theplanshop.net)

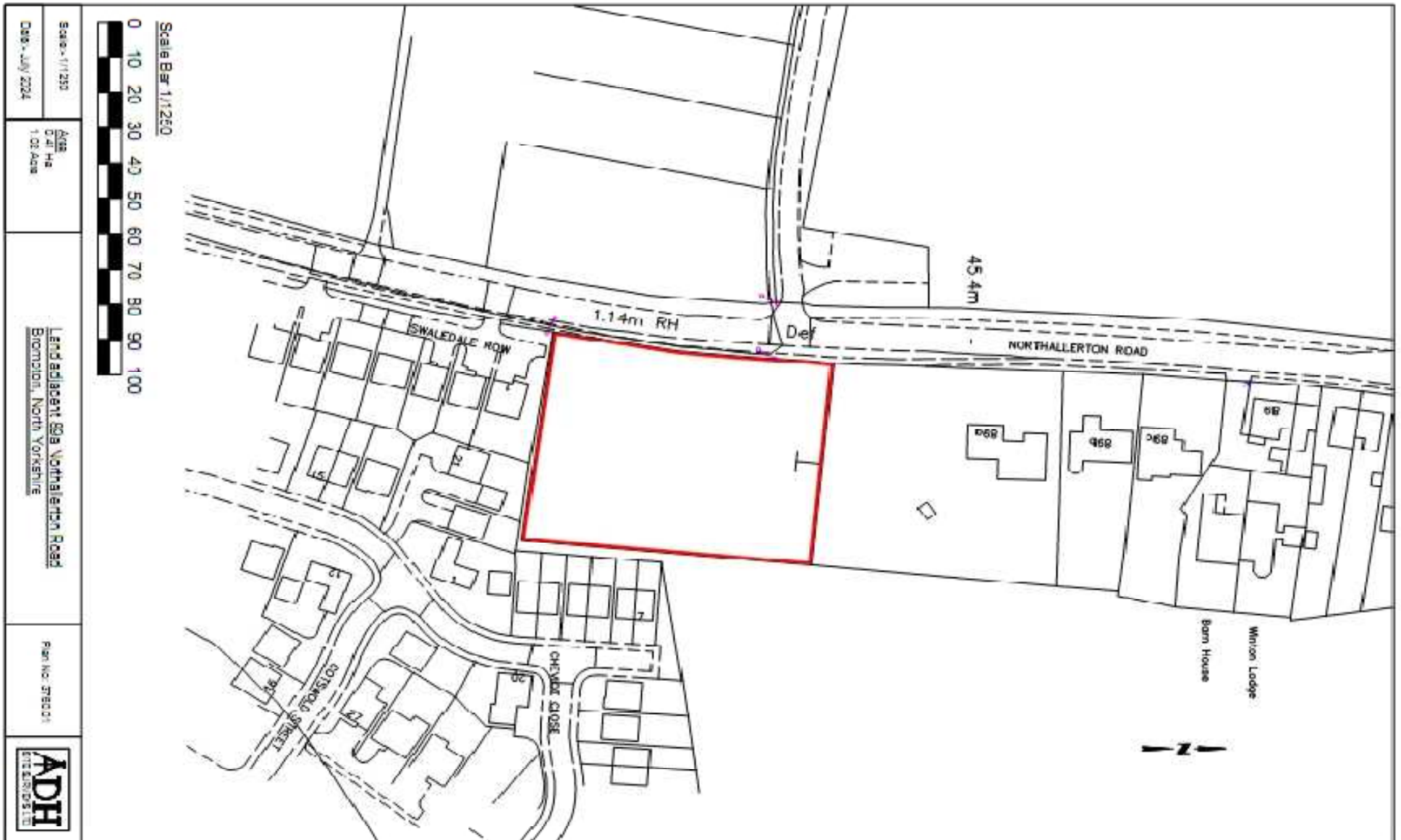
#### **IMPORTANT NOTICE**

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.





Decision No ZB24/00283/FUL

Mr Andrew Cunningham  
18 Church View  
Brompton  
Northallerton  
DL6 2QX  
United Kingdom

**NOTICE OF DECISION**  
Application No. ZB24/00283/FUL

Date: 18th April 2024

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

**PROPOSAL:** Erection of 3 No. Detached Dwellings and Provision of Associated Domestic  
Curtilage

**LOCATION:** Lombardy 89A Northallerton Road Brompton Northallerton

**APPLICANT:** Mr and Mrs D Hills

North Yorkshire Council, being the Planning Authority for the purposes of the above application which was received on 12 February 2024, having considered the following policies:

Local Plan Policy S1: Sustainable Development Principles  
Local Plan Policy S2: Strategic Priorities and Requirements  
Local Plan Policy S3: Spatial Distribution  
Local Plan Policy H35: Windfall Housing Development  
Local Plan Policy E1: Design  
Local Plan Policy E2: Amenity  
Local Plan Policy E3: The Natural Environment  
Local Plan Policy E7: Hambleton's Landscapes  
Local Plan Policy IC2: Transport and Accessibility  
Local Plan Policy RW1: Water Quality, Supply and Foul Drainage  
Local Plan Policy RW2: Flood Risk  
Local Plan Policy RW3: Surface Water and Drainage Management  
Local Plan Policy RW5: Ground Contamination and Groundwater Pollution  
National Planning Policy Framework

and taken into account the following reasons:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently



determining to grant planning permission 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. The development hereby permitted shall be begun within three years of the date of this permission.
2. The development must not be brought into use until the access to the site has been set out and constructed in accordance with the "Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements.
  - o The crossing of the highway must be reconstructed in accordance with the approved details as shown on Drawing Number HDC / 3153 / 02 and Standard Detail Number E53 Revisor G and the following requirements:
    - o Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the highway.
    - o The final surfacing of any private access within 6 metres of the highway must not contain any loose material that is capable of being drawn on to the highway.
    - o Measures to enable vehicles to enter and leave the site in a forward gear.
    - o Details of any measures necessary to prevent surface water from the site discharging onto the existing Public Highway must be agreed with the Planning Authority in consultation with the Highway Authority before work starts on site. The measures should then be constructed in accordance with the approved details and maintained thereafter to prevent such discharges.
  - o All works must accord with the approved details.
3. There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 90 metres measured along both nearside channel lines of Northallerton Road from a point measured 2.4 metres down the centre line of the access. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
4. There must be no access or egress by any vehicles between the highway and the application site until visibility splays providing clear visibility of 2.0 metres x 2.0 metres measured down each side of the access and the back edge of the footway of Northallerton Road have been provided. In measuring the splays the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
5. No part of the development must be brought into use until the access, parking, manoeuvring and turning areas have been constructed in accordance with the details approved in writing by the Local Planning Authority and as shown on Drawing Number HDC / 3153 / 02 and Standard Detail Number E53 Revisor G. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

3. No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.  
The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:
  1. The parking of contractors, site operatives and visitors vehicles clear of the highway.
  2. The provision of areas for the storage of plant and materials used in constructing the development clear of the highway.
  3. The provision of contact details for a responsible person associated with the site who can be contacted in the event of any issue.
  4. The provision of wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway by vehicles exiting the site.

7. Prior to the commencement of development a landscaping and biodiversity net gain scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide a) a landscape scheme including details of any change in surfacing materials and any planting schemes and shall show the retention of any significant existing landscape features and shall provide b) details to show how a 10% net gain of biodiversity will be achieved on site using the DEFRA biodiversity metric 3.1 (or the latest published version) and include a programme of work and subsequent maintenance arrangements. The development shall thereafter be carried out in accordance with the approved scheme

8. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered HDC/3158/01.02.03.04.05.06 the report, BNG assessment received by the Local Planning Authority on 12.02.2024 – 22.03.2024 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 ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
3. In the interests of highway safety
4. In the interests of highway safety.
5. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development
6. In the interest of public safety and amenity.



7. To ensure that a suitable landscaping scheme is achieved for the development and that a net gain in biodiversity is achieved in accordance with the Hambleton Local Plan policies S1, E1, E3 and E7.
8. 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 Local Plan Policies S1 and E1.

*Attention is drawn to the following Informatives:-*

1. Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire Council as the Local Highway Authority, is available to download from the Council's web site. The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.
2. If surface water is to be discharged via soakaway drainage trial hole and permeation testing is required to demonstrate that ground conditions are suitable to support infiltration drainage techniques. If the use of soakaway drainage is to be pursued, results from trial pits and soil infiltration tests, which comply as a minimum with those outlined in BRE Digest 365 (Updated 2016), should be submitted to, and agreed by the Local Planning Authority. It is a minimum requirement that percolation tests are performed and tested 3 times consecutively at the same trial pit, without using extrapolated data. The strategy should also demonstrate that ground water will remain at least 1 metre below the base of the soakaway at all times of year.

#### **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.northyorks.gov.uk](http://www.northyorks.gov.uk)



Trevor Watson



Assistant Director – Planning

DATE 18 April 2024

**NOTES**

This is an approval under the Town and Country Planning Act only. It does not approve the applicant from the necessity of obtaining Listed building consent if necessary or approval under the Building Regulations or of obtaining approval under any other Byelaws, Local Acts, Orders, Regulations and Statutory Provisions in force and no part of the proposed development should be commenced until such further approval has been obtained.  
**YOUR RIGHTS OF APPEAL ARE AVAILABLE AT [www.northyorks.gov.uk/planning](http://www.northyorks.gov.uk/planning)**



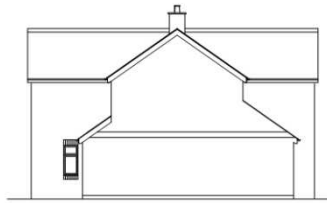
WEST ELEVATION



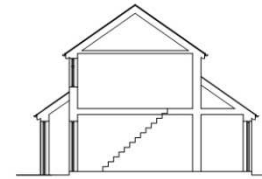
EAST ELEVATION



NORTH ELEVATION



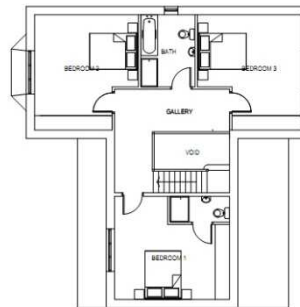
SOUTH ELEVATION



SECTION

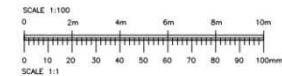


GROUND FLOOR

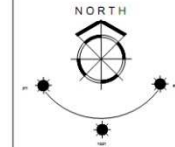


FIRST FLOOR

### 3 BED DWELLING (175 sqm)



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REVISIONS

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<b>CLIENT</b>	
MR AND MRS HILLS	
<b>JOB</b>	
PROPOSED NEW DWELLINGS AT NORTHALLERTON ROAD BROUPTON	
<b>DRAWING TITLE</b>	
PLOT 1 PROPOSED PLANS AND ELEVATIONS	
<b>SCALE</b>	<b>DRAWN</b>
1:100	JH
<b>DATE</b>	<b>CHECKED</b>
AUGUST 23	
<b>DRAWING NUMBER</b>	<b>REVISION</b>
HDC/3158/03	





WEST ELEVATION



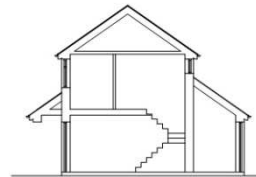
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NORTH ELEVATION



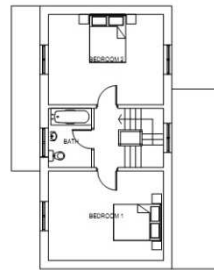
SOUTH ELEVATION



SECTION

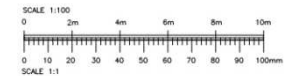


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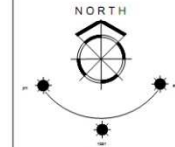


FIRST FLOOR

## 2 BED DWELLING (115 sqm)



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<b>CLIENT</b>	
MR AND MRS HILLS	
<b>JOB</b>	
PROPOSED NEW DWELLINGS AT NORTHALLERTON ROAD BROUGHTON	
<b>DRAWING TITLE</b>	
PLOT 2 PROPOSED PLANS AND ELEVATIONS	
<b>SCALE</b>	<b>DRAWN</b>
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AUGUST 23	
<b>DRAWING NUMBER</b>	<b>REVISION</b>
HDC/3158/04	



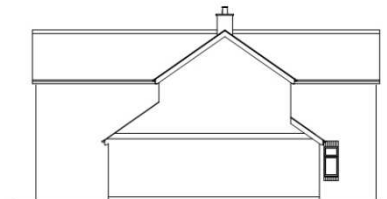
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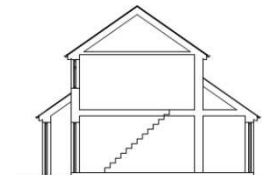
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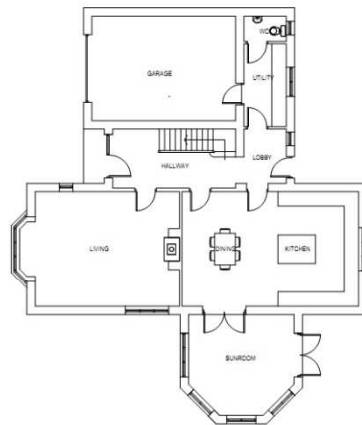
SOUTH ELEVATION



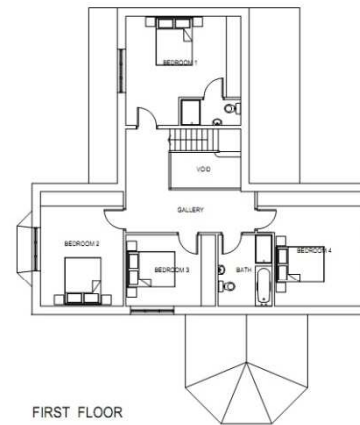
NORTH ELEVATION



SECTION

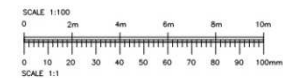


GROUND FLOOR



FIRST FLOOR

4 BED DWELLING (205 sqm)



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CLIENT  
 MR AND MRS HILLS

JOB  
 PROPOSED NEW DWELLINGS  
 AT NORTHALLERTON ROAD  
 BROMPTON

DRAWING TITLE  
 PLOT 3  
 PROPOSED PLANS AND ELEVATIONS

SCALE 1:100	DRAWN JH
DATE AUGUST 23	CHECKED

DRAWING NUMBER HDC3158/05	REVISION
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