



Building Plot at Barbeck Close, Thirsk, YO7 1SS.



# Building Plot at Barbeck Close, Thirsk, YO7 1SS.

An Exciting Opportunity to Purchase a Self Build Building Plot for a Detached 3 Bedroom Property Set in an Accessible and Popular Market Town Location.

- Full Planning Permission for a Three Bedroom Dwelling.
- Accessible Location
- Unique Opportunity
- Close to Amenities and Transport Links
- Guide Price: £100,000

## SITUATION

Thirsk Market Place 1 mile, Northallerton 9 miles, Boroughbridge 12 miles, York 25 miles, Leeds 43 miles, Newcastle 63 miles (all distances are approximate).

The building plot is conveniently situated on the edge of Thirsk at the back of Barbeck Close and accessed at the entrance to Thirsk Industrial Park. The property is also in close proximity to the centre of the market town of Thirsk which provides a range of amenities, services and facilities.

It is also very accessible to the Historic City of Ripon and the popular market towns of Northallerton and Bedale. It is also within easy commuting distance of the A1(M) at Junction 50 near Baldersby bringing the larger centres such as Newcastle, York, Harrogate and Teesside within a reasonable commuting distance.

## DESCRIPTION

The property offers a unique opportunity to purchase an attractive building plot in a very accessible and reasonably private location.

The building plot sits at the rear of Barbeck Close, and offers permission to build a custom designed three bedroom detached property.

The plot has permission to build a property which briefly comprises an open plan living room, dining room and kitchen with bifold doors to the garden and a hallway with W.C. on the ground floor. The first floor of the property features three double bedrooms, with one featuring an ensuite. The first floor of the property is finished off by a family bathroom.

Externally, the property features a garden area to the rear and a parking area to the front.

## PLANNING PERMISSION

Overall, the building plot comes to the market and offers a unique opportunity to build a custom designed three bedroom property in an accessible location on the edge of a popular market town.

The planning permission is in accordance with Application Number ZB23/02484/FUL by North Yorkshire 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 Payment of roughly £7,500

The planning permission is also subject to a Section 106 Agreement which states the below –

- To ensure that each Residential Unit is constructed as a Self-Build Dwelling in accordance with a design and layout into which the first intended owner of each Residential Unit has had primary input.
- To ensure that the first Occupation of the Residential Unit shall be by a person or persons who had primary input into the design and layout of the Residential Unit and who intend(s) to live in the Residential

Unit for at least 3 years from the date of practical completion as their sole or main residence.

- The Owner covenants to notify the Council of the persons who intend to take up first Occupation of the Self-Build Dwelling at least two months prior to first Occupation.

## BOUNDARIES

The boundaries of the property are shown edged red on the attached plan. The purchaser(s) of the property will be responsible for maintaining those boundaries which are marked by inward facing “T” marks on the plan.

## ACCESS

Access to the property is via the public highway.

## SERVICES

The building plot benefits from mains services nearby. It will be the responsibility of the purchaser(s) to connect to these services.

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

Viewings are strictly by appointment only with Robin Jessop Ltd (01677) 425950.

All serious interest in purchasing this property should be registered, preferably in writing, with Mitchell Corney ([mitchell@robinjessop.co.uk](mailto:mitchell@robinjessop.co.uk)) Tel : 01677 425950.

### TENURE

The property is Freehold and Vacant Possession will be given upon completion. The Title is registered with the Land Registry, Title No. NYK227084.

### 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.

## 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.

///steepest.sing.sock

## USEFUL ADDRESSES

### Local Planning Authority

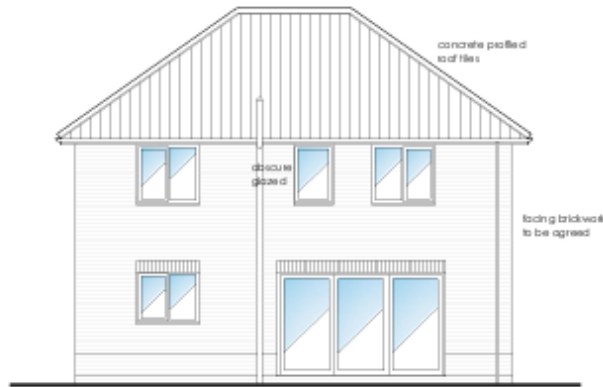
North Yorkshire Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU.  
Telephone: 01609 779977.

### Design Consultant

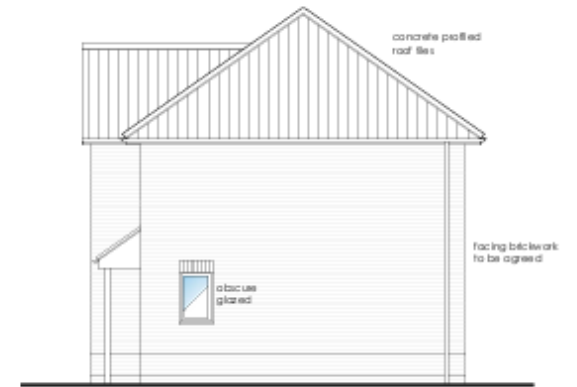
Andrew Bramley Associates, North Arch Cottage, 278 High Street, Northallerton, DL7 8DW.



SOUTH EAST ELEVATION AS PROPOSED



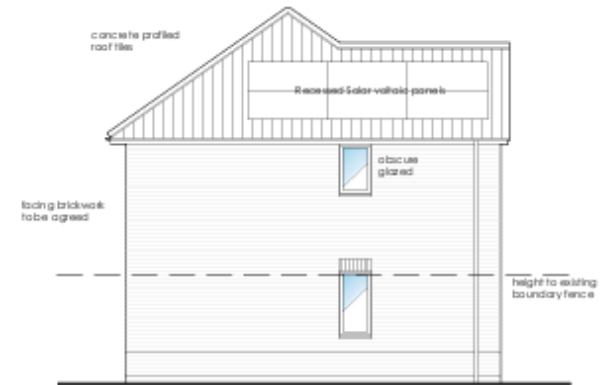
NORTH WEST ELEVATION AS PROPOSED



NORTH EAST ELEVATION AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED - 50sqm



SOUTH WEST ELEVATION AS PROPOSED

**ANDREW BRAMLEY ASSOCIATES**  
ARCHITECTURAL DESIGNERS

North Arch Cottage, 278 High Street, Northallerton, North Yorkshire DL7 8DW  
Tel: 01609 774667. Fax: 01609 777463. E-mail: and@bramleyassociates.co.uk

Planning Supervisor - Building Regulations - Site Management



All dimensions to be checked on site.  
Do not scale off this drawing.  
Key discrepancies to be reported to Architects.

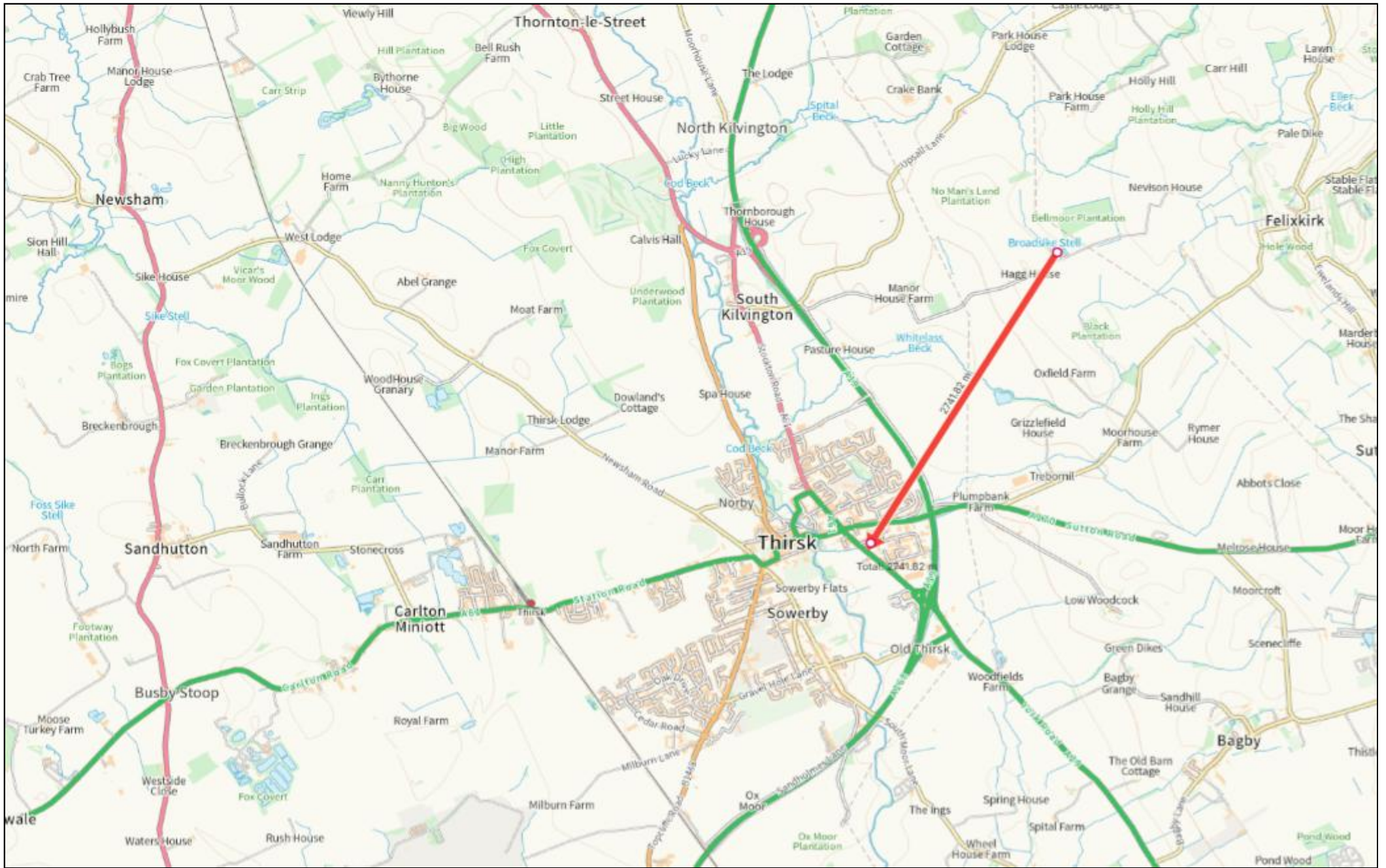
Copyright ©. All rights reserved. No part of this drawing may be reproduced or transmitted in any form without the prior permission in writing of Andrew Bramley Associates.

No.	Date	Description	Created	Revised
A	11.07.24	NOTES ADD D.S CLARK PANELS A DISED	A.B.	
B	07.08.25	INTERNAL BRICKWORK TO BE AGREED	A.B.	
C				
D				
E				
F				
G				
H				
I				
J				
K				
L				
M				
N				
O				
P				
Q				
R				
S				

Project	PROPOSED DETACHED DWELLING, LAND TO REAR OF THE HOLLES, BARBECK CLOSE, THIRSK, YO7 1DG	Scale	1:50	Sheet	A1
Client	Mr & Mrs S BAKER	Date	November 2023	Drawn by	A Lynn
Title	GROUND AND FIRST FLOOR PLANS & ELEVATIONS AS EXISTING & AS PROPOSED	Checked by	A Lynn	Rev	C
Dwg No.	2023-45/02				



**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.





4 North End, Bedale, North Yorkshire, DL8 1AB  
Tel: 01677 425950 E info@robinjessop.co.uk

[www.robinjessop.co.uk](http://www.robinjessop.co.uk)

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY  
Tel: 01969 622800 E info@robinjessop.co.uk



RobinJessop