



RobinJessop



**PRIME RESIDENTIAL BUILDING PLOTS
SITUATED AT THRINTOFT, NORTHALLERTON, NORTH YORKSHIRE**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950
info@robinjessop.co.uk www.robinjessop.co.uk

PRIME RESIDENTIAL BUILDING PLOTS

SITUATED AT THRINTOFT, NORTH YORKSHIRE, DL7 0PN

WELL POSITIONED ON THE NORTHERN SIDE OF THE PICTURESQUE VILLAGE OF THRINTOFT BETWEEN NORTHALLERTON AND BEDALE

- **Outline Planning Permission for the Construction of 2 Detached Dwellings**
- **Prime Elevated Site Extending to 1970m² Approx**
- **Attractive Views Over Open Countryside within 5 Miles of the A1 Motorway Interchanges**
- **Guide Price: £250,000 for the whole.**

Situation

A1(M) Interchange Junction 51 at Leeming Bar 5 miles, Ainderby Steeple $\frac{3}{4}$ miles, Yafforth 2 $\frac{3}{4}$ miles, Great Langton 3 miles, Northallerton 5 miles, Bedale 7 miles, Richmond 12 miles (all distances are approximate).

This prime site is extremely well situated in the small rural village of Thrintoft. It stands exceptionally well adjacent to open countryside and is 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) Interchanges at Leeming Bar and Catterick thereby bringing Teesside, Tyneside, Leeds and York within reasonable commuting distance.

Description

Thrintoft is a charming village, and the site enjoys attractive views across open countryside.

The site is a desirable residential building plot which extends to 1970m² approx. The site is shown edged red on the attached plan.

Planning Permission

The property has the benefit of Outline Planning Permission for the construction of two detached dwellings in accordance with Decision Notice. ZB26/00575/OUT dated 6th July 2026 issued 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 Decision Notice.

The Planning Consultant who obtained planning permission for the Vendors is Mr Andrew Cunningham of Lavingham Planning Consultants Limited (Tel: 01609 617618).
Email: info@lavingham.com

Amenities

A1(M) 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, Darlington and Thirsk.

Larger centre at Harrogate, York and Leeds.

Primary Schools: Morton on Swale.

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. Hacking out along the quiet country lanes.

Leisure Centres at Darlington and Northallerton.

GENERAL REMARKS & STIPULATIONS

Viewing

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

Tenure

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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.

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

Without prejudice to the foregoing, the purchaser(s) will plant and maintain the proposed mixed new species hedge as well as improve the existing hedgerow with additional mixed native species.

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.

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. [///abolish.laces.buzzing](http://abolish.laces.buzzing)

USEFUL ADDRESSES

Local Planning Authority

North Yorkshire Council
County Hall,
Racecourse Lane,
Northallerton
North Yorkshire
DL7 8AD

Planning Consultant

Mr Andrew Cunningham
Lavingham Planning Consultants Limited
Tel: 01609 617618
Email: info@lavingham.com



IMPORTANT NOTICE

Robin Jessop Ltd, their clients and any Joint Agents give notice that:

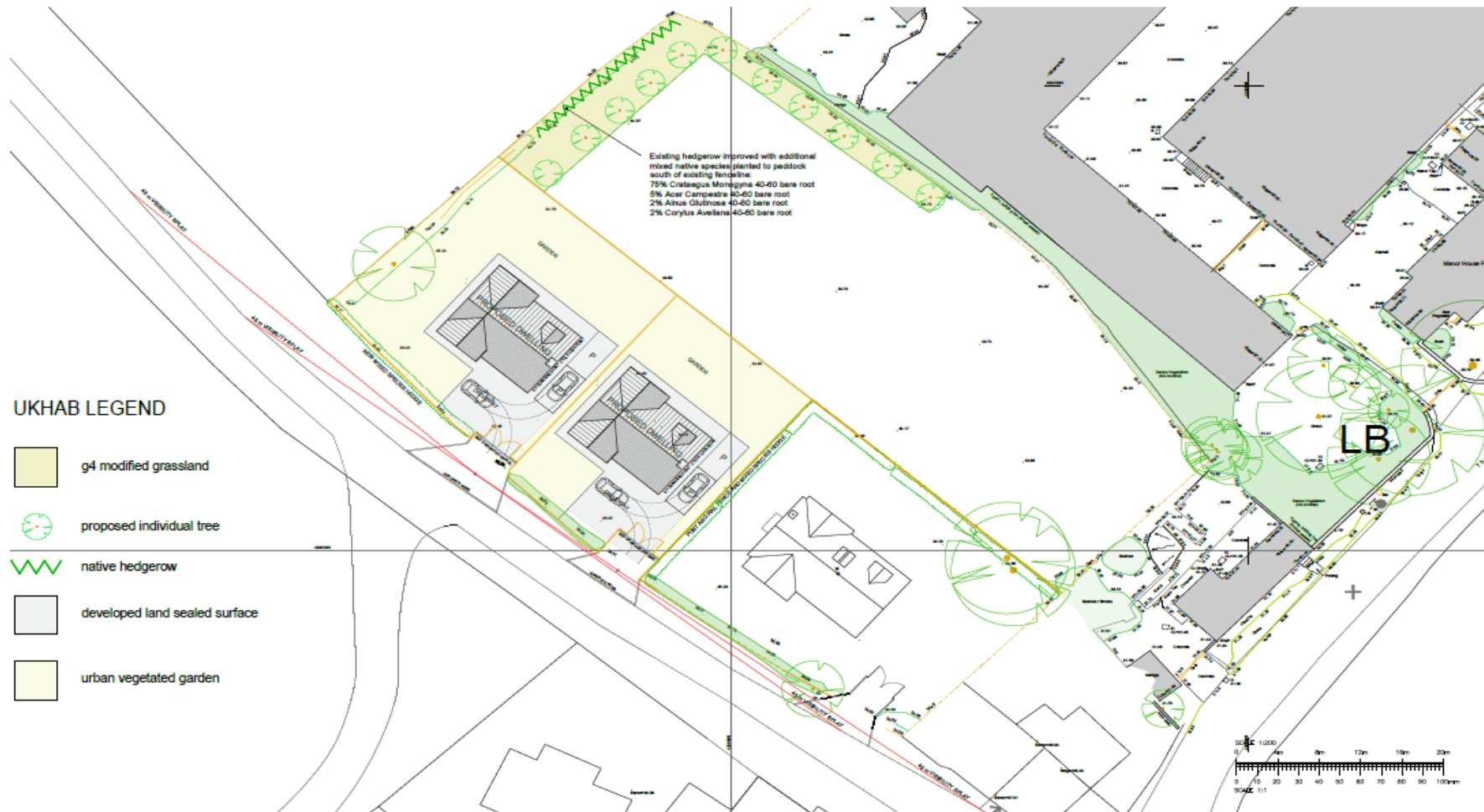
They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not 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.

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STREET SCENE ELEVATION





Decision No ZB26/00575/OUT

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

NOTICE OF DECISION

Application No. ZB26/00575/OUT

Date: 6th July 2026

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

PROPOSAL: Outline application (all matters reserved) considering access for the construction of two detached dwellings
LOCATION: Land North West Of Pear Tree House Bramper Lane Thrintoft North Yorkshire
APPLICANT: Ms A Homa and Mrs D Laing

North Yorkshire Council, being the Planning Authority for the purposes of the above Outline Planning Application which was received on 30 March 2026 have resolved that it should be **APPROVED**; subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun not later than: (i) the expiration of three years from the date of this permission; or (ii) two years from the date of approval of the last of the reserved matters to be approved.
2. The approval of the Local Planning Authority shall be sought in respect of the following matters before any development takes place:-
The layout of the development; The scale; External appearance of the buildings; and The landscaping of the site.
3. This permission relates to the following plans: Drawing no. SHDC/3174/02 Except as provided for by other conditions to this permission, any application for approval of reserved matters submitted pursuant to condition 2 of this permission shall accord with the outline permission insofar as it relates to the means of access to the site and the maximum number of dwellings.

4. The created and/or enhanced habitat specified in the approved Proposed Site Plan HDC/3174/02 shall be managed, maintained and monitored in accordance with the approved 'Proposed Site Plan (HDC/3174/02)' for 30 years upon completion of the creation.

5. The development must not be brought into use until the access to the 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:

The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50 and the following requirements. - The final surfacing of any private must not contain any loose material that is capable of being drawn on to the existing or proposed public highway. - Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

6. 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 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. 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.

7. No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

8. No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

9. 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. details of any temporary construction access to the site including measures for removal following completion of construction works; 2. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public

highway; 3. the parking of contractors' site operatives and visitor's vehicles; 4. areas for storage of plant and materials used in constructing the development clear of the highway; 5. details of site working hours; 6. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

The reasons for the above conditions are:-

1. In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended)
2. The application is granted in outline only under the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.
3. To ensure compliance with the approved drawings
4. To ensure that Biodiversity Net Gain is secured on the site for the next 30 years
5. 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.
6. In the interests of highway safety
7. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
8. To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
9. In the interest of public safety and amenity

Attention is drawn to the following informatives:

1. Applicants are reminded that in addition to securing planning permission other permissions may be required from North Yorkshire Council as Local Highway Authority. These additional permissions can include, but are not limited to: Agreements under Sections 278, 38, and 184 of the Highways Act 1980; Section 38 of the Commons Act 2006, permissions through New Roads and Streetworks Act 1991 which now includes a Lane Rental Scheme in North Yorkshire and Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 (as amended and including all instruments, orders, plans, regulations and directions).

Further information on these matters can be obtained from the Local Highway Authority. Other permissions may also be required from third parties. It is the applicant's responsibility to ensure all necessary permissions are in place.



Martin Grainger
Head of Development Management

DATE 10 July 2026

NOTES

This is an approval under the Town and Country Planning Act only. It does not absolve 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 Bye-laws, 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