

The Former Rescue Centre Borough Road, Richmond, DL10 4SX

Offers over £550,000

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The Former Rescue Centre Borough Road, Richmond, DL10 4SX

SUPERB COMMERCIAL DEVELOPMENT OPPORTUNITY: 0.90-Acre Site with 'opening' PLANNING APPROVAL for 4 UNITS: Extension of Existing Building & 3 New-build Units (Total single-storey footprint: 446.30sqm/4,804sqft). Multiple On-Site PARKING.
Available Services: Mains Electricity (Meter box on approach drive) mains Drainage & Water - see plan.
The Gallowfields Trading Estate is Richmond's Premier Business location with excellent access to the A1(M) & A66 at Scotch Corner (about 5 miles).

PLANNING

FULL PLANNING PERMISSION
(1) ZD23/00634/FULL: Full Planning Permission for Single Storey Extension to the Former Rescue Centre to Create a Joiners Workshop
(2) ZD24/00618/FULL: Full planning permission for the erection of 3 timber framed, single storey buildings - 2 workshops and 1 office building and a timber framed cycle storage hut (Amended Location Plan added 04 Feb 2025) - Also discharge of conditions approvals for drainage scheme, implementation of Biodiversity Net Gain plan, landscaping plans & specification.

Initial PROPOSALS

Site: 0.90 Acres
Joiners Workshop: 212.80sqm 2,290sqft
Plot 1: 65.80sqm 708sqft
Plot 2: 125.70sqm 1,353sqft
Plot 3: 42.00sqm 452sqft
TOTAL: 446.30sqm 4,804sqft

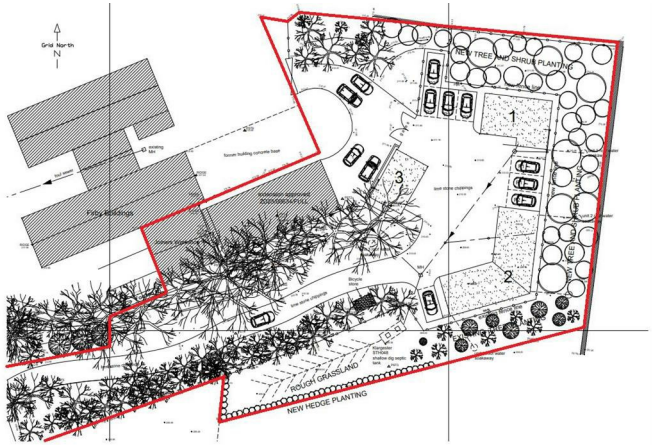
POTENTIAL

NB: Great DEVELOPMENT SCOPE … See ZD23/00282/FULL - 04/05/2023, 18 Firby Road, Gallowfields Trading Estate: Full Planning Permission was granted to demolish the existing building & construct of new larger unit.

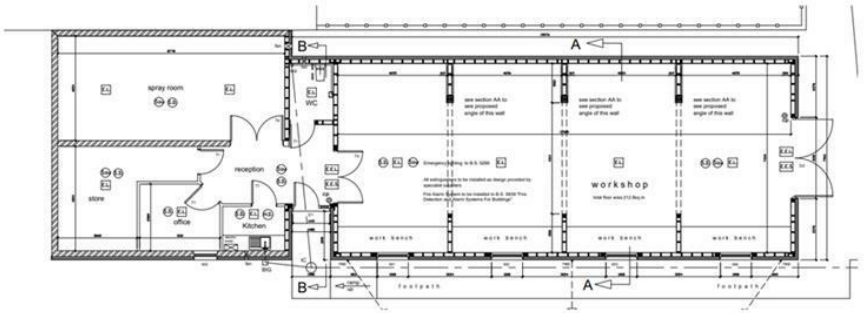
Available SERVICES

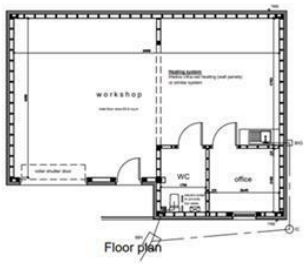
Mains Electricity (Meter box on approach drive), mains Drainage & Water - see plan. On-site Klargester proposed.



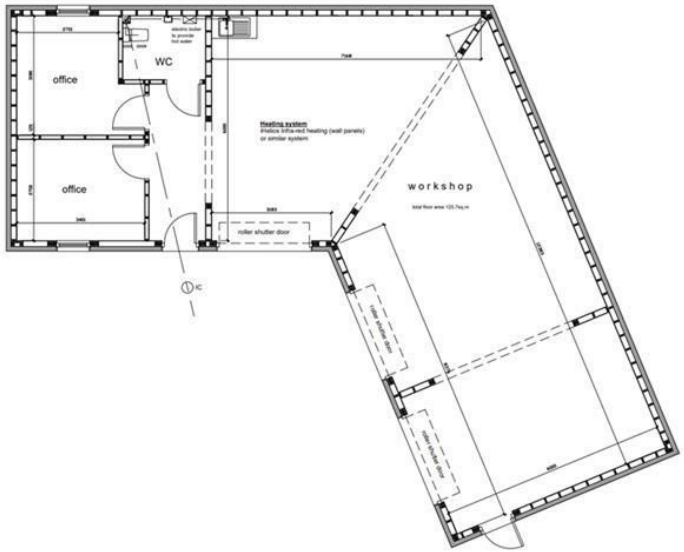


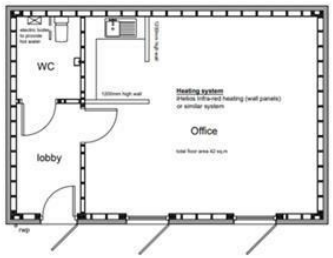
OFFERS OVER £550,000





Floor plan



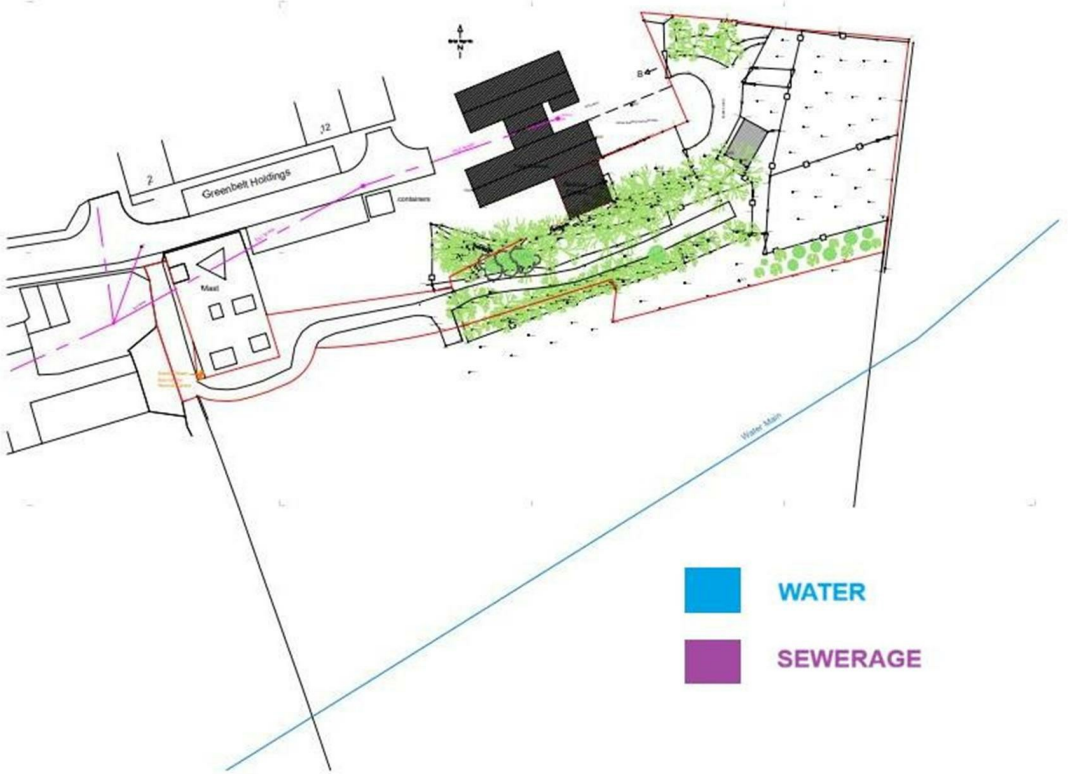


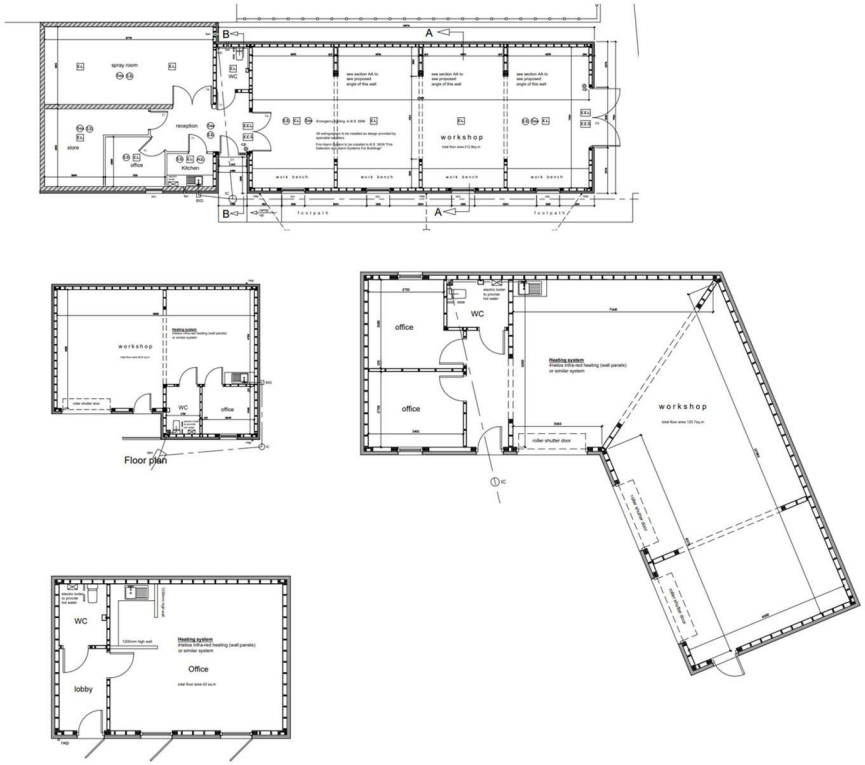
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





Plant Schedule Dwg. No. 1653-1-50:

Planting Area A:
Native shrubs: 1 plant/m2 in random but evenly distributed single species groups of 3-5 plants (11m2).

Species	Size	No.
Corylus avellana (100%)	1+1/40-60cm	11

Hedge H1: 6 plants/lin. Metre in double staggered rows (39m).

Species		No.
Corylus avellana (40%)	1+1/40-60cm	94
Ilex aquifolium (20%)	3L/40-60cm	47
Malus sylvestris (20%)	1+1/40-60cm	47
Rosa canina (20%)	1+1/40-60cm	47

Rough grassland: To septic tank system.

		m2
Sow Emorsgate grass mix EG10 'Tussock Grass Mix' @ 5g/m2		196

Planting Area B: 1 plant/m2 in random but evenly distributed single species groups of 3-5 plants (403m2).

Species	Size	No.
Corylus avellana (20%)	1+1/40-60cm	81
Crataegus monogyna (20%)	1+1/40-60cm	81
Ilex aquifolium (15%)	3L/40-60cm	60
Malus sylvestris (20%)	1+1/40-60cm	81
Rosa canina* (10%)	1+1/40-60cm	40
Sorbus aucuparia (15%)	1+1/40-60cm	60

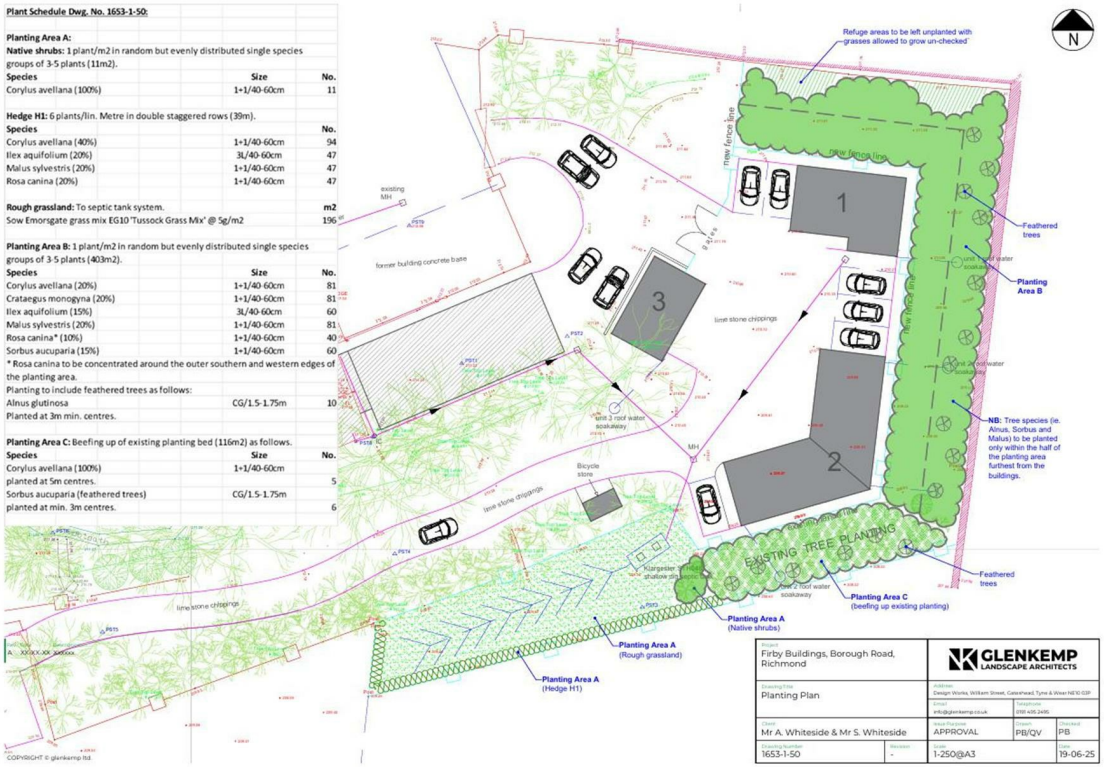
* Rosa canina to be concentrated around the outer southern and western edges of the planting area.
Planting to include feathered trees as follows:

Alnus glutinosa	CG/1.5-1.75m	10

Planted at 3m min. centres.

Planting Area C: Beefing up of existing planting bed (116m2) as follows.

Species	Size	No.
Corylus avellana (100%)	1+1/40-60cm	
planted at 5m centres.		5
Sorbus aucuparia (feathered trees)	CG/1.5-1.75m	
planted at min. 3m centres.		6



Project: Firby Buildings, Borough Road, Richmond	GLENKEMP LANDSCAPE ARCHITECTS
Drawing Title: Planting Plan	Address: Design Works, William Street, Gateshead, Tyne & Wear NE10 0JP
	Email: info@glenkemp.co.uk / Telephone: 0191 495 2495
Client: Mr A. Whiteside & Mr S. Whiteside	Issue Purpose: APPROVAL / Drawn: PB/QV / Checked: PB
Drawing No.: 1653-1-50 / Revision: -	Scale: 1-250@A3 / Date: 19-06-25

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