



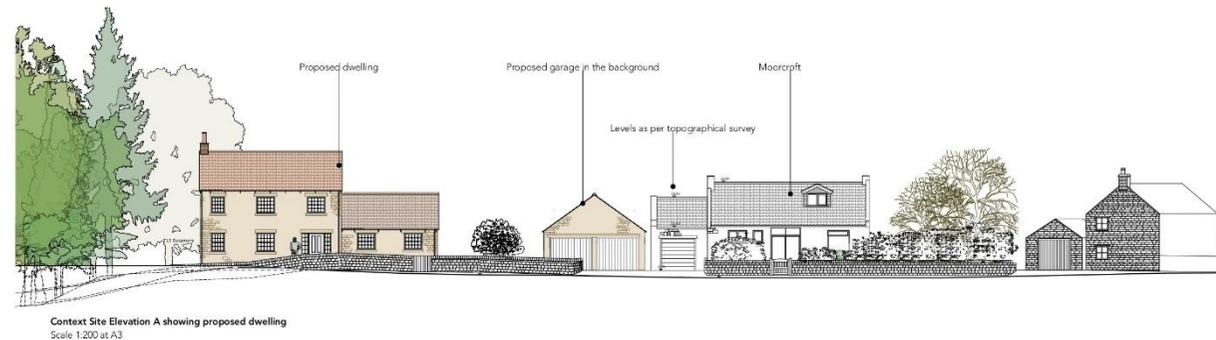
Beck Garth
Hutton le Hole,
York YO62 6UD
Price Guide £300,000

Building Plot



Planning permission to demolish the existing dwelling and garage and construction of replacement detached three bedroom, three and a half bathroom dwelling with a separate detached double garage block with solar panels. Granted 10th November 2025 - See planning conditions included in the sales particulars.

The proposed new house is approx. 1893 sq ft internal area (174.86 m sq). The main part of the house is traditional with a downstairs master suite, whilst the single story extensions to the south and east are modern in design with roof lights, bi-fold doors etc leading onto the patio areas.



A rare opportunity to acquire a building plot amounting to approx. 0.4 acres or thereabouts, within the Conservation of this the outstanding North York Moors National Park Village of Hutton le Hole, backing on to the pretty village beck. Planning permission has been approved to demolish the existing dwelling house and build a three-bedroom detached stone dwelling house with generous accommodation, plus separate garage block. There is not a local occupancy clause with the property.

No Chain.

Hutton-le-Hole is a picturesque North York Moors National Park village, renowned for its open green spaces, traditional stone cottages, and the charming Hutton Beck running through its centre. It sits approximately seven miles west of Pickering and is widely regarded as one of North Yorkshire's prettiest villages, offering peaceful rural surroundings ideal for walking and exploring. The village is also home to the Ryedale Folk Museum, a popular attraction showcasing historic local buildings and rural heritage. Its scenic landscape, tranquility, and strong sense of tradition make the surrounding area highly desirable for those seeking an exceptional countryside setting.





PROPOSED SOUTH/WEST ELEVATION 1:100

PROPOSED NORTH/WEST ELEVATION 1:100

PROPOSED SOUTH/EAST ELEVATION 1:100

PROPOSED NORTH/EAST ELEVATION 1:100

EXISTING DRY STONE BOUNDARY WALL, RETAINED AND RESE: (DR12)

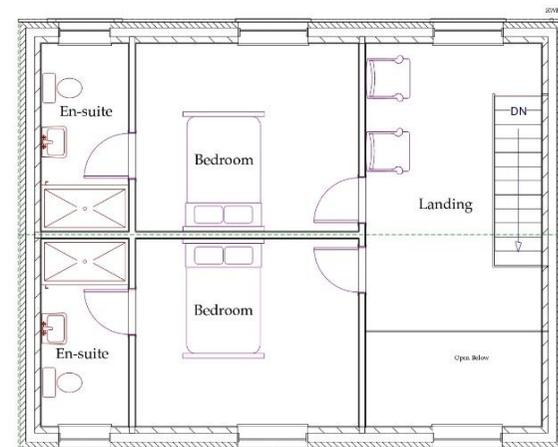


PROPOSED IMAGES



PROPOSED GROUND FLOOR LAYOUT 1:50

For information purposes, not to scale



PROPOSED FIRST FLOOR LAYOUT 1:50



PROPOSED PLANS



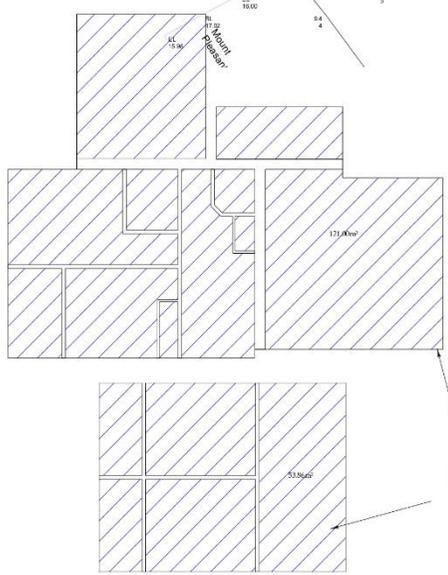
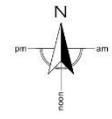
EXISTING SITE PLAN
1:200



PROPOSED SITE &
ROOF PLAN 1:200



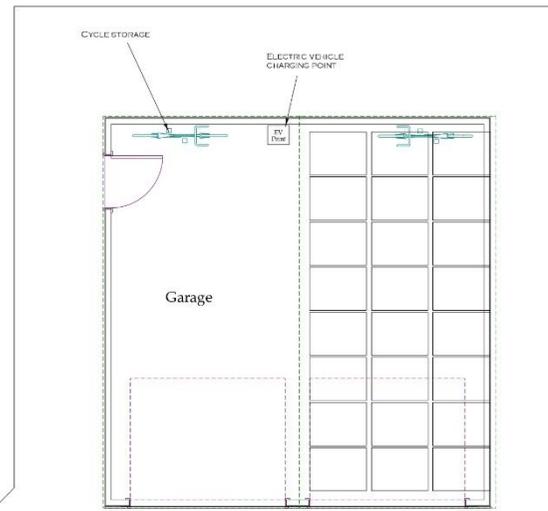
SITE LOCATION
1:1250



PROPOSED DWELLING
INTERNAL AREA
174.86M²

PROPOSED FLOOR PLAN
COMPARISONS 1:100

For information purposes, not to scale



PROPOSED GARAGE LAYOUT 1:50



PROPOSED SOUTH/WEST
ELEVATION 1:100

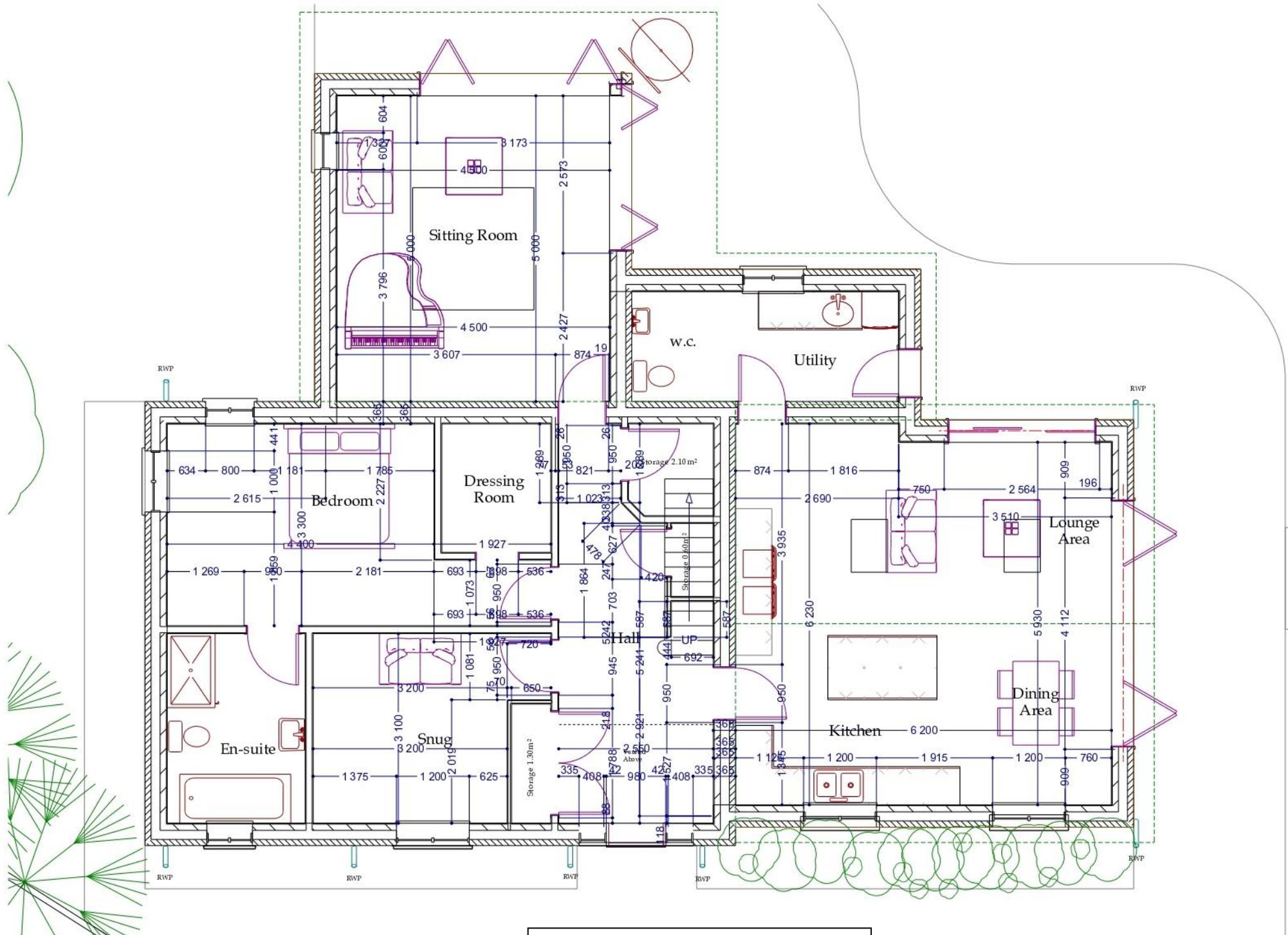
PROPOSED NORTH/WEST
ELEVATION 1:100

PROPOSED SOUTH/EAST
ELEVATION 1:100

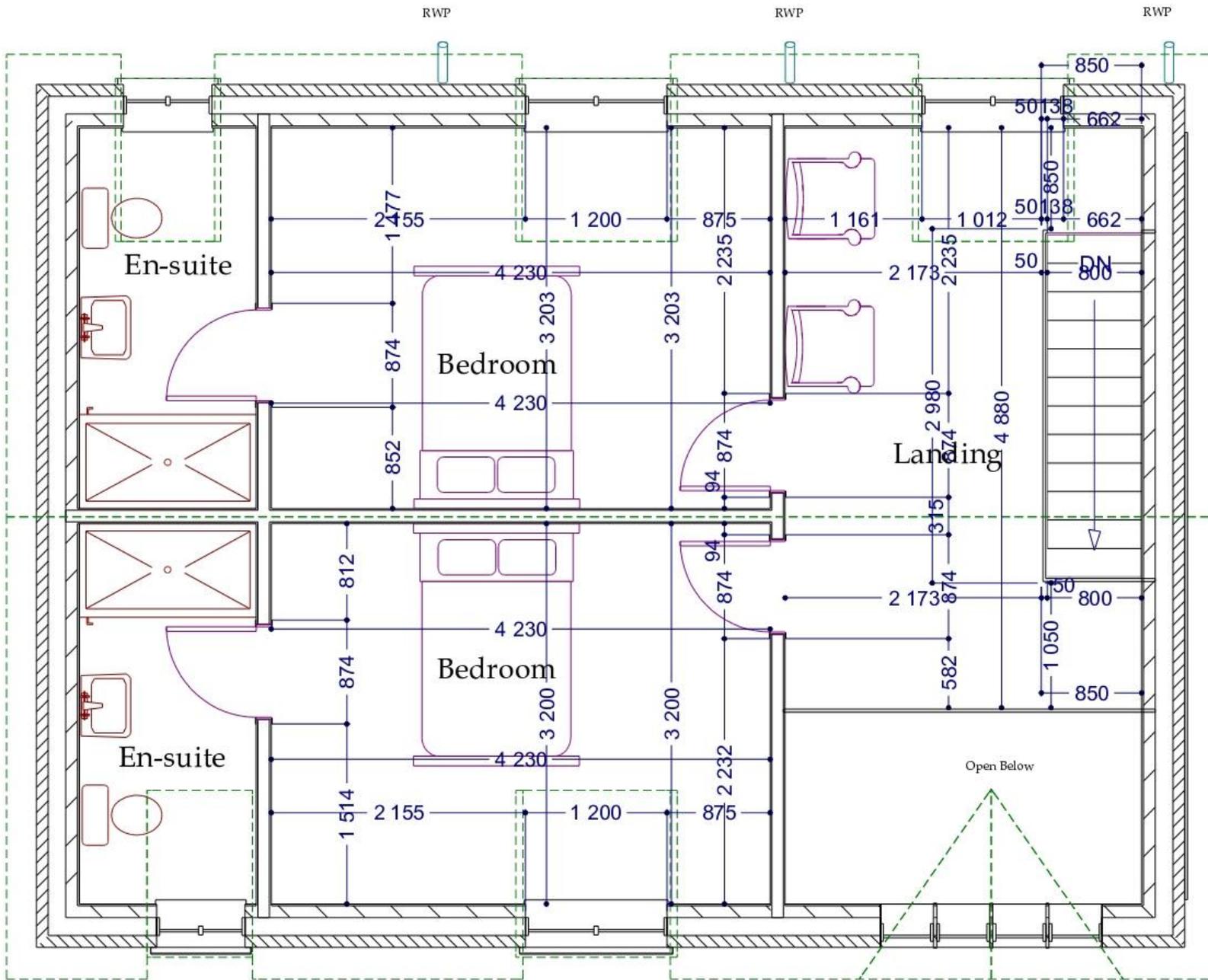
PROPOSED NORTH/EAST
ELEVATION 1:100

ROOF TILES: SANDTOFT OLD
ENGLISH NATURAL RED

Imj
Pet
i)



For information purposes, not to scale



For information purposes, not to scale

Town and Country Planning Act 1990
North York Moors National Park Authority

**Notice of Decision of Planning Authority on Application for
 Permission to Carry out Development**

To: Mr Ivan Shaw
 c/o Bell Snoxell Building Consultants
 fao: Mr Louis Stainthorpe
 Mortar Pit Farm
 Sneatonthorpe
 Whitby
 YO22 5YG

The above named Authority being the Planning Authority for the purposes of your application validated 04 March 2025, in respect of proposed development for the purposes of **demolition of existing dwelling and garage and construction of replacement dwelling with detached double garage with solar panels to roof and associated landscaping works at Beck Garth, Hutton le Hole** has considered your application and has **granted** permission for the proposed development subject to the following:

Condition(s):

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Document Description	Drawing No.	Date Received
Proposed layout & elevations	BG/NAK/01 Rev D	18/07/2025
Sections, axonometrics & construction notes	BG/NAK/02 Rev D	18/07/2025
Context drawings	PO1	18/07/2025
Rear site elevation	PO2	18/07/2025
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H; Schedule 2, Part 2, Classes A to F and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. The ancillary garage building hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation. Any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
5. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

Continued/Condition(s)

Town and Country Planning Act 1990
North York Moors National Park Authority

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6. No work shall commence to paint or black stain external joinery in the development hereby approved until a scheme for the painting or staining of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out in accordance with the approved details within six months of installation and shall be maintained in that condition in perpetuity.
7. No work shall commence on the construction of the walls hereby approved until a sample of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
8. The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity.
9. All new window frames in the development hereby approved (other than those shown black/dark grey on the approved plans) shall be coloured white, within six months of the date of installation and shall be maintained in that condition in perpetuity.
10. The external face of the frame to all new windows shall be set in a reveal of a minimum of 60mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity.
11. The guttering to the development hereby permitted shall be directly fixed to the masonry by means of gutter spikes located within the mortar joint with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity.
12. All rainwater and foul water goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity.
13. No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, heat pumps, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.
14. Redevelopment of the site shall be commenced no later than six months after the commencement of the demolition.

Continued/Condition(s)



Mr C M France
 Director of Planning

Date 10 November 2025



Mr C M France
 Director of Planning

Date 10 November 2025

Please Note your Rights of Appeal are attached to this Decision Notice

Decision No. NYM/2025/0063

**Town and Country Planning Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

15. 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.
16. 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. details of the measures to be taken for the protection of trees; and
 7. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.
17. Prior to the development being brought into use full details of the proposed boundary treatment to the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary treatment works shall then be implemented in accordance with the approved details. The boundary treatment shall be maintained in perpetuity.
18. Prior to the development being brought into use full details of the hard surfacing to be utilised on the site shall be submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard surfacing works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in that condition in perpetuity.
19. The solar panels hereby approved shall have black frames and thereafter be so maintained
20. No work shall commence to clear the building to be demolished site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

Continued/Informative(s)



Mr C M France
Director of Planning

Date 10 November 2025

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**Town and Country Planning Act 1990
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Informative(s)

1. Please note that the footpath/track/lane situated to the west of the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.
2. The applicant is advised that the proposals affect Registered Village Green and/or Common Land and further information can be obtained from commons.registration@northyorks.gov.uk. For information, a plan of the registered Village Green and/or Common Land is enclosed. No works should be carried out on the Registered Common Land until such time as formal Consent has been granted under Section 38 of the Commons Act 2006. For works on registered Village Greens a wayleave will need to be obtained from the owner of the village green to enable any work to be carried out.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C and Policy CO17 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development and to maintain a suitable mix of housing types within the National Park.
4. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of Policy CO17 of the North York Moors Local Plan.
5. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.
6. For the avoidance of doubt and in order to comply with the provisions of Policy ENV11 of the North York Moors Local Plan which seeks to ensure that alterations to heritage assets do not have any unacceptable impact on the special architectural or historic interest of the building.

Continued/Reason(s) for Condition(s)



Mr C M France
Director of Planning

Date 10 November 2025

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7. For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8. For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 9 – 12. For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 13 & 14. In order to comply with the provisions of Strategic Policy I and Development Policy ENV11 this seek to ensure that alterations to Listed Buildings do not have an unacceptable impact on the buildings special historic or architectural interest.
15. 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.
16. In the interest of public safety and amenity.
17. In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
18. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that development proposals incorporate suitable hard landscaping details.
19. For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
20. In order to comply with the provisions of Strategic Policy H of the North York Moors Local Plan which seeks to protect species protected under national and international legislation.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including alterations to design and materials, so as to deliver sustainable development.



Mr C M France
Director of Planning

Date 10 November 2025

Please Note your Rights of Appeal are attached to this Decision Notice

Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to:
- refuse an application for planning permission or grant it subject to conditions;
 - refuse an application for any consent, agreement or approval required by a condition imposed on a grant of planning permission or grant it subject to conditions; or
 - refuse an application for any approval required under a development order

they may appeal to the Secretary of State of Department of Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice (12 weeks in the case of a minor commercial application). The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 00 00) or [online](#)

Notes

- Please note, only the applicant possesses the right of appeal.
- No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; 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.
- In your own interests your attention is particularly drawn to the conditions under which approval has been given to your proposals. Failure to comply fully with the conditions could lead to enforcement action resulting in work already done being demolished or prosecution in Magistrates' Court.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage, and electricity are laid on. LPG Tank on site.

Note: The cement board cladding on the existing structure contains asbestos.

Property Tax: Band E

Broadband:

Basic 1 Mbps, Superfast 90 Mbps

Mobile Coverage:

None

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

What3Words: ///neat.evolution.severe

Photography: By Peter Illingworth

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.
Tel: 01751 431107

16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

www.peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk



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ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;

iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.