



A Newly Constructed Detached House forming Part of an  
Exclusive Development  
Whashton Lane, Whashton, Richmond, North Yorkshire



Robin Jessop

# A Rare Opportunity to Purchase A Substantial Detached House in a Prime Village Location

- Four Double Bedrooms
- Renowned Local Builder
- Well Designed to Accommodate Modern Living
- Prime Village Location
- 10 Year Warranty
- Guide Price: £795,000 per Dwelling

## SITUATION

Whashton ¼ mile, Ravensworth 1 ½ miles, A66 via Ravensworth 3 miles, Richmond 5 miles, Scotch Corner 6 miles, Darlington 15 miles (all distances are approximate).

The new dwelling is very conveniently situated on the fringe of the popular rural village of Whashton. The village is very well placed in relation to the local market town of Richmond and readily accessible onto the A66 and A1(M).

Richmond benefits from a range of excellent shops, facilities and amenities including primary and secondary schools with a renowned private school at Barnard Castle.

There is a well known public house at Ravensworth and established farm shop at Mainsgill on the side of the A66. The village is also well placed in relation to the nearby market town of Darlington together with Teesside and Tyneside.

WHAT3WORDS ///snitch.fists.terminal

## DESCRIPTION

This is an excellent opportunity to purchase an exclusive architect designed detached house from a renowned local builder, Tony Shipman. This exclusive development comprises two substantial detached houses that have been well designed and laid out with accommodation for modern family living. The first of these is currently being constructed and will be completed in late Autumn 2026.

Each respective dwelling provides four large double bedrooms together with a detached double garage, extensive gardens and parking. Each property is situated on a quiet secluded lane and overlooks open countryside. At the time of preparation of these



sale particulars, the build is well progressed and there is an anticipated completion date of late Autumn 2026.

Each dwelling will feature high quality fixtures and fittings including locally sourced kitchen and bathroom fittings.

Each dwelling has a traditional feel and design being of traditional stone construction, with a detached double garage being oak fronted to give a country style feel.

The gardens will be partly terraced and there will be a raised patio area to enjoy the far-reaching views to the north and east.

Please note that there may be opportunity for the purchaser to have an input on the style and quality of the kitchen and bathroom fittings if an expression of interest is made at an early time.

The boundaries of the whole site (both plots) is shown edged red on the attached plan. Elevations drawings are also included within this brochure.

#### GENERAL REMARKS & STIPULATIONS

##### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

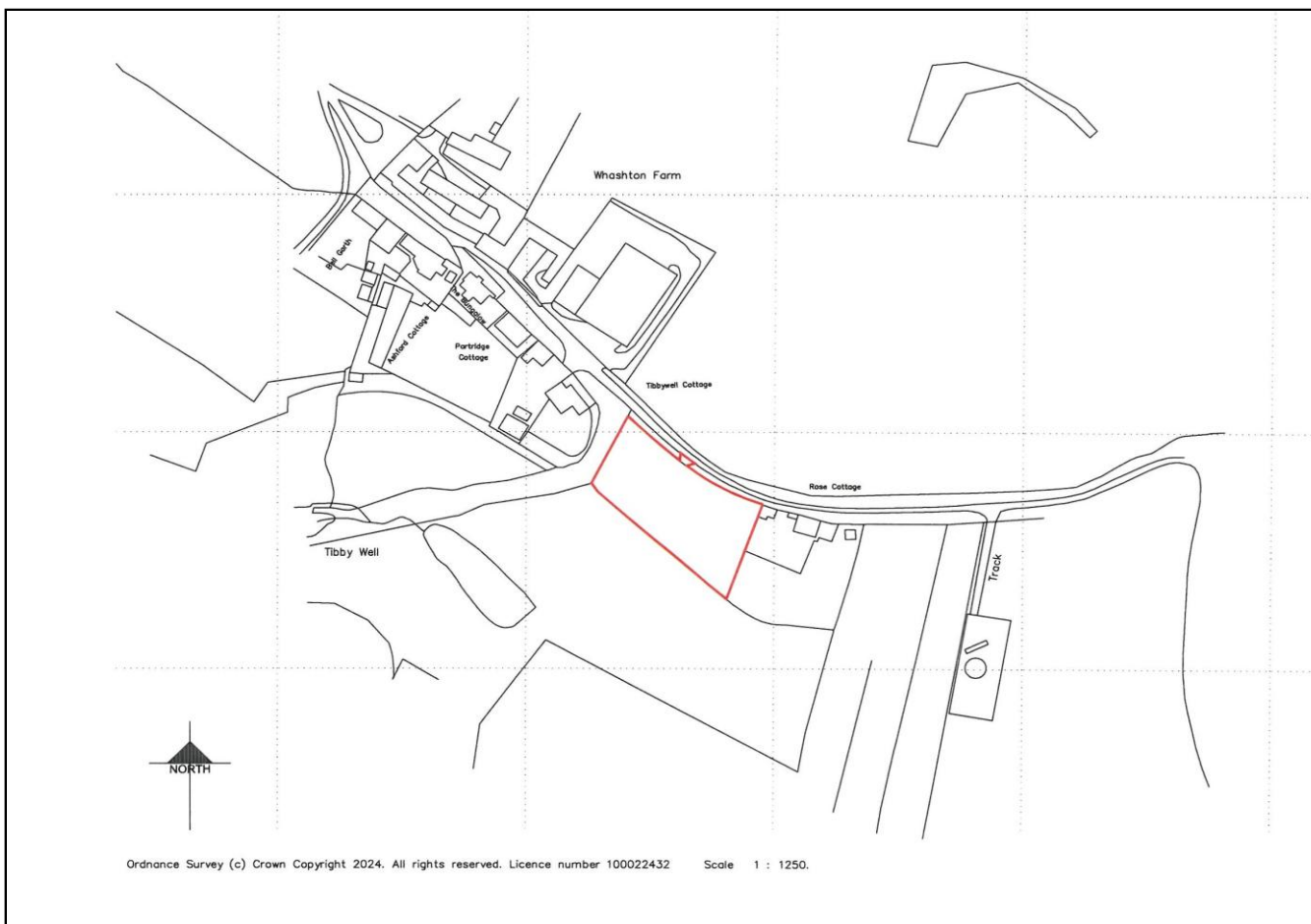
##### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

##### SPECIFICATION

Each dwelling will have the following basic specification. Further details and options can be made upon request.

1. UPVC windows and doors from Quickslide.
2. Log burner airforce heat pump each room zoned.
3. Electric roller shutter garage door.
4. Engineered oak doors Howdens.
5. Howdens Kitchen.
6. Bathrooms Atkinsons in Northallerton.
7. Engineered oak flooring downstairs, carpets and underlay upstairs.
8. Driveway gravel, patios Indian stone flags and grass seed lawn areas.
9. Yorkshire boarding fencing between plot 1 and plot 2.
10. Main driveway gravel.



##### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

##### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

##### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

##### TENURE

Freehold with vacant possession.

##### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

##### COUNCIL TAX

TBC

##### SERVICES

Each property will have the benefit of all mains services including electricity, water and foul drainage. There is no gas supply in the village so central heating is to be air source heating.

##### LOCAL AUTHORITY

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

##### AGENT NOTE

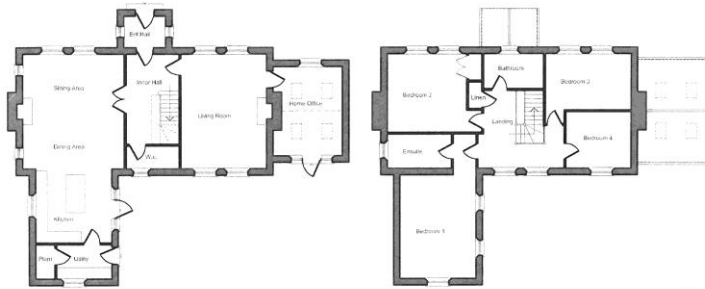
Please note that the images shown in this brochure are CGI illustrations of the dwelling on plot 1.



North Elevation.

East Elevation.

West Elevation.



Proposed Ground Floor Plan.  
PLOT ONE.

Proposed First Floor Plan.

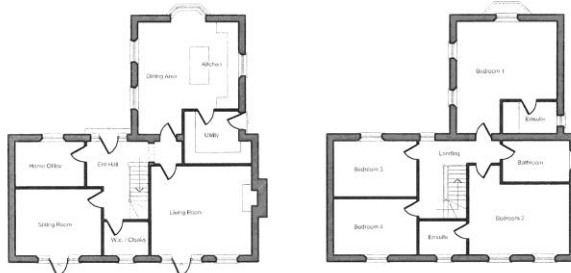


South Elevation.



South Elevation.

East Elevation.



Proposed Ground Floor Plan.  
PLOT TWO.

Proposed First Floor Plan.



North Elevation.

West Elevation.

NOTES	

REVISIONS	
No.	Description

**SIMON HALL**  
ARCHITECTS

15 THE SQUARES  
ROBINHALL FORTIC  
ROBINHALL BUSINESS  
LINKS, WY  
THE WOODS, WY  
WYBRIDGE, WYBRIDGE  
LEICESTERSHIRE, LEICESTERSHIRE

PROJECT	
Proposed Plans of Development of 15 The Squares, WybrIDGE, WYBRIDGE	
DRAWING TITLE	
Proposed Plans of Development of 15 The Squares, WybrIDGE, WYBRIDGE	
CLIENT	
15 The Squares	
DATE	
February 2024	
SCALE	
1:100	

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