

Indicative Image of Street Scene (Johnson Clark Design Consultants)

Prime Rural Residential Development Site at Castle Lodge Breckenbrough, Thirsk, North Yorkshire, YO7 4EL

RobinJessop



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(Johnson Clark Design Consultants)

Prime Residential Development Site at Castle Lodge

Breckenbrough, Thirsk, North Yorkshire, YO7 4EL

An Exciting Opportunity to Purchase a Desirable Development Opportunity to Create a Detached Three Bedroom Property Set in Mature Woodland Extending to 1.51 Acres Approximately.

- Full Planning Permission for an attractive New Lodge & Detached Double Garage.
- 1.51 Acre Plot
- Prime Location
- Attractive Rural Location Close to Amenities and Transport Links
- Guide Price: £275,000

INTRODUCTION

We have been instructed by the Vendors to place this outstanding rural development site on the former site of Castle Lodge on the market.

SITUATION

Thirsk 3 ½ miles, Northallerton 7 miles, Boroughbridge 12 miles, York 25 miles, Sandhutton 1 mile, South Otterington 2 ½ miles (all distances are approximate).

This development site is conveniently situated on the edge of Breckenbrough, adjacent to the A167 road between South Otterington and Busby Stoop. The property is also in close proximity to the market town of Thirsk which provides a range of amenities, services and facilities.

Although the property is rurally based, 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 rural development site in a very desirable and reasonably private location, enhanced by its woodland setting extending to 1.51 acres approximately.

The development site sits on the former site of Castle Lodge which has now been demolished. The site has full planning permission to create a substantial detached 3 bedroom property which has been designed to support modern living, with open plan accommodation and vaulted ceilings, whilst being in a rural woodland setting.

The stone from the demolished lodge is on site, with the exception of 20 key quoins stones which are on the Vendors' nearby farm and are available for inspection by prior arrangement. All this stone is included in the sale price.

In addition, the Vendors already have some sample materials which have been approved by the Planning Officer for construction. These will be available for you to inspect and subsequently to purchase from the suppliers by separate negotiation.

PLANNING PERMISSION

The property has the benefit of full planning permission to create a substantial 3 bedroom house in a private woodland setting. The planning permission is in accordance with Application Number ZB24/02198/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.

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

The purchaser(s) will have the benefit of a right of way at all times and for all purposes, both with and without vehicles or animals over the Access way (coloured orange between points A and B marked on the plan) for access to and egress from the property road.

SERVICES

Mains Water

The site has the benefit of a mains water supply, the approximate position of the Yorkshire Water meter is shown marked "W" on the plan.

Mains Electricity

The site has the benefit of mains electricity from the Northern PowerGrid electricity pole, the approximate position of which is marked "E" on the plan.

Foul Drainage

The current septic tank at the property requires replacing. The purchaser(s) will need to install a new package sewage treatment plant for the new development.

RA Dalton, Waste Water Specialists have prepared a report and have provided a budget quotation to supply and install the system. The budget quotation is £20,226 (including VAT). A copy of the budget quotation dated 1st May 2026 can be emailed to seriously interested parties upon request.

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) or Robin Jessop (robin@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.NYK515082.

ASBESTOS

With regards to any asbestos on the holding, a detailed Asbestos Survey has not been carried out. Upon completion of the sale, it will be the responsibility of the purchaser(s) to comply with the Control of Asbestos Act at Work Regulations 2012.

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.

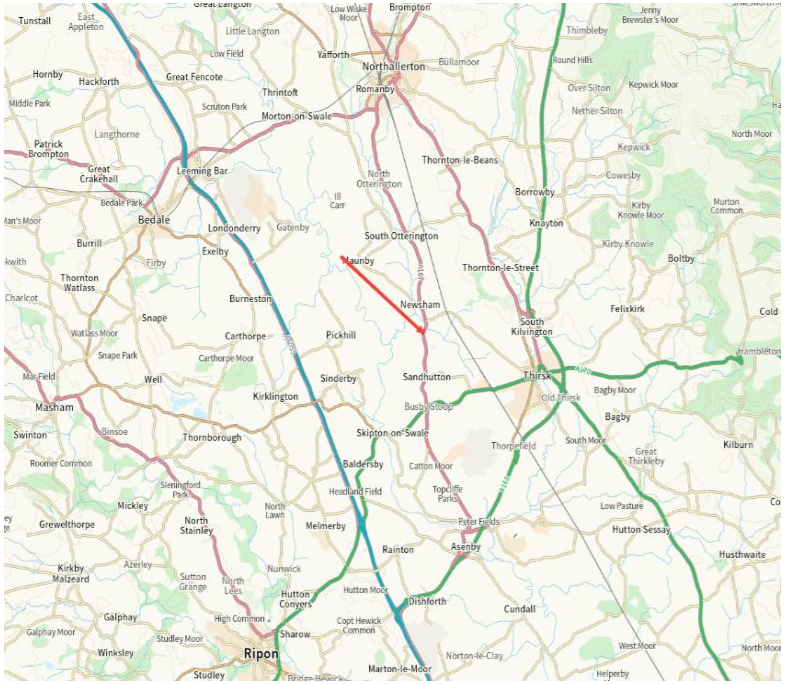
MONEY LAUNDERING REGULATIONS

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.

///clashes.flamenco.freezers



USEFUL ADDRESSES

Local Planning Authority

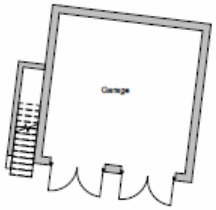
North Yorkshire Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU.
Telephone: 01609 779977.

Design Consultant

Johnson Clark, Harelands Courtyard, Moor Road, Richmond DL10 5NY.
Telephone: 01325 710300

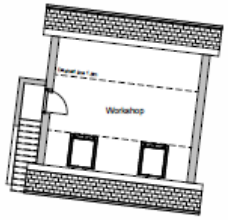
Vendors Solicitor

Cowling Swift & Kitchin, 8 Blake Street, York, YO18 8XT.
Telephone:01904 625678
Acting Solicitor : Richard Rusby
Email : richard.rusby@csksolicitors.co.uk

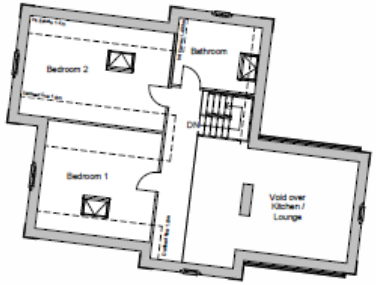


5 **01 Ground Floor Plan**
1 : 100





6 **02 First Floor Plan**
1 : 100





9 **West Elevation**
1 : 100



8 **South Elevation**
1 : 100



10 **East Elevation**
1 : 100



11 **North Elevation**
1 : 100



7 **Garage - West**
1 : 100



12 **Garage - South**
1 : 100



13 **Garage - East**
1 : 100



14 **Garage - North**
1 : 100

DO NOT SCALE from this drawing, only figured dimensions are to be taken from this drawing.

The Contractor must verify all dimensions on site must report any discrepancies to the JohnsonClark before commencing work.

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Rev	Description	Date

JohnsonClark
building surveys and architecture
www.JohnsonClark.co.uk · 01325 710 300

PROJECT
Caste Lodge
YO7 4EL

TITLE
Proposal
Plans & Elevations

CLIENT
Yasmin Bell

DRAWN BY	CHECKED BY	DATE
SGC	SGC	Oct 2024

STATUS	SCALE (@ A1)	PROJECT NUMBER
	1 : 100	P1658

RICS

DRAWING NUMBER REV
PR01_D



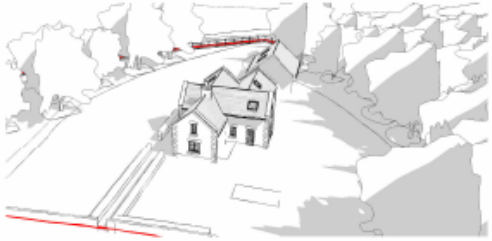
1 Site Plan
1 : 200



2 3D View 1



3 3D View 2



4 3D View 3

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PROJECT
Caste Lodge
YO7 4EL

TITLE
Proposed Site Plan & Images

CLIENT
Yasmin Bell

DRAWN BY	CHECKED BY	DATE
SGC	SGC	Oct 2024
SCALE (@ A1)		PROJECT NUMBER
1 : 200		P1658
RICS		DRAWING NUMBER / REV
		PR02_A



The Property Ombudsman SALES
OFT Approved code
RICS









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

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

www.robinjessop.co.uk

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