

Land & Buildings

Nunthorpe Hall Farm, Nunthorpe Village, TS7 0NP



Robin Jessop



**A Residential Development Opportunity in a Prime Village Location
For Sale as a Whole or 5 Individual Conversions
Full Planning Permission (Legally Commenced)
No CIL or Affordable Housing**

- Guide Price £495,000
- Individual units from £100,000
- Additional land available
- Service connections provided
- New site access road provided
- SUDS provided

Development Site for 5 Farm Conversions

SITUATION

Stokesley 4 miles, Great Ayton 3 miles, Guisborough 8 miles, Middlesbrough 6 miles (all distances are approximate).

Nunthorpe Hall Farm Development opportunity is attractively situated on the northern edge of the picturesque rural Nunthorpe village, close to the popular and thriving market towns of Stokesley and Guisborough. It is therefore, well placed in relation to the larger centres of Middlesbrough, Newcastle and York.

The site has uninterrupted views of the Cleveland Hills and Roseberry Topping in the distance.

DESCRIPTION

5 farm building conversions. See table below for details;

PLOT	GROSS INTERNAL AREA Square Feet	GUIDE PRICE	BEDS
Plot 1	1,970	£100,000	3 (1 en-suite)
Plot 2	2,550	£200,000	4 (1 en-suite)
Plot 3	1,820	£125,000	3 (1 en-suite)
Plot 4	1,935	£140,000	4 (1 en-suite)
Plot 5	2,290	£150,000	4 (4 en-suite)

Planning for these 5 properties forms part of an approved planning permission for a total of 12 dwellings (7 conversions and 5 new-builds). These 5 plots are shown as Plots 1, 2, 3, 4 & 5 on the attached plan.

The additional land available by separate negotiation is coloured blue on the attached plan.

PLANNING

The farm steading has the benefit of detailed planning consent (legally commenced) for “conversion of the existing traditional farmhouse and buildings to form 7 dwellings, the demolition of agricultural buildings and the construction of 5 new build dwellings, along with associated works”. Application No 22/0693/MAJ. The consent was granted subject to various conditions detailed in the Decision Notice.

The Vendors have also undertaken the majority of the key due diligence activities including:-

Ecology Licence Obtained, Utility Capacity Confirmed, Ground Investigation Survey. Site Contamination Survey, Structural Survey, Part Right of Way Re-direction (agreed with Council). Surveys Available Upon Request.

LOCAL AUTHORITY

Middlesbrough Council, Fountains Court, 119 Grange Road, Middlesbrough TS1 2DT – 01642 729377
www.middlesbrough.gov.uk

NUTRIENT NEUTRALITY

Condition 34 of the Planning Permission 22/0693/MAJ states that “The area shaded blue on the approved plans 2166/03

REVB dated 27th February 2023 shall not be used for grazing, paddock or any agricultural process and will be used only as grassland and planting in perpetuity following the first occupation of the development. The reason for this is to achieve nutrient neutrality and prevent harm to the special Protection Area associated with the River Tees.

COMMUNITY INFRASTRUCTURE LEVY CHARGE (CIL) & AFFORDABLE HOUSING CONTRIBUTION

There is no CIL payable on the site and no affordable housing requirement.

GENERAL REMARKS AND STIPULATIONS

Viewing
Strictly by appointment with Robin Jessop Ltd – 01677 425950.

Tenure
The property is freehold and vacant possession will be given upon completion.

The title is registered with the Land Registry.

Services
Mains services including electric water, foul and surface water drainage are all being provided.

VAT
We understand that the property is NOT subject to VAT.

Boundaries
The Vendors will only sell such interest (if any) as they have in the boundary fences, ditches, walls and hedges etc and other boundaries separating this property from other properties not belonging to them.

Asbestos
Asbestos survey has been carried out and is available upon request. On completion of the sale, it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.

Method of Sale
The property is being offered for sale initially by Private Treaty. We reserve the right to conclude the sale by any other means at our discretion.

If after viewing the property you are seriously interested, then please register your interest with Andrew Dickins MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

Money Laundering Regulations
Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in accordance with Money Laundering Regulations. Once being photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address. 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.

PLEASE NOTE: SHOULD YOU REQUIRE ANY FURTHER INFORMATION, PLEASE CONTACT ANDREW DICKINS – 01677 425950 OR andrew@robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of 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.