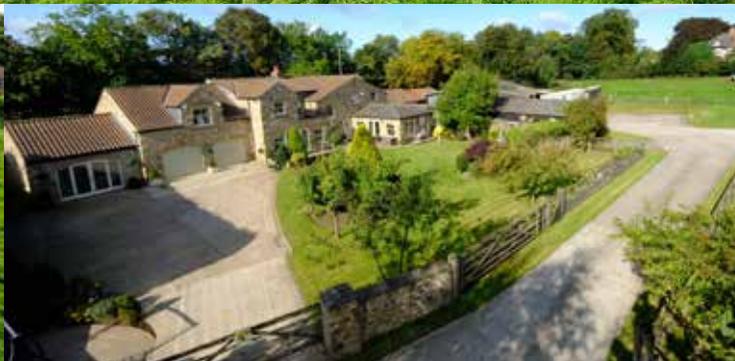


**DEVELOPMENT
LAND**



LAND & PROPERTY AT ROBIN HOOD FARM, BROMPTON ON SWALE DL10 7JF
Fine Detached House with Adjoining Residential Development Land
For Sale with Outline Planning Consent for 32 Dwellings (Approx 2.74 acres / 1.11 ha)



Land and Property at Robin Hood Farm, Gatherley Road, Brompton on Swale, Richmond, North Yorkshire DL10 7JF

Existing Five Bedroomed Detached House together with Land, offering Consented Residential Development Opportunity

Available Freehold as a Whole

Approx 2.74 acres (1.11 ha)

Outline Planning Permission Granted 7th June 2017 for 'Residential Development of up to 32 Dwellings with All Matters Reserved Except for Access' Application Reference No. 16/00686/OUT

For Sale
Offers Invited

www.fordymarshall.com/Robin-Hood-Farm



Location

The Village of Brompton on Swale is located in the Richmond District of North Yorkshire approximately 2 miles to the east of the Market Town of Richmond, known as The Gateway to the Yorkshire Dales.

The village occupies a strategic position at a crossing point for the River Swale, and adjacent to the A1(M), recently upgraded to a new three lane motorway.

This established village benefits from a thriving and popular Primary School, general store, public house, sports ground and Post Office as well as other amenities. It is also home to an extensive business community with industrial premises, offices and showrooms clustered around the A1(M) making use of the excellent transport links midway between the North East and Yorkshire conurbations.

The village has expanded in recent years with a number of new housing developments, but still retains its traditional centre and character.

Situation

The property is situated on the north eastern extremity of the Village with access leading from Gatherley Road.

To the west lies the Gatherley Road Industrial Estate and to the east a substantial new housing development completed by Persimmon Homes in the 1990's.

Adjoining the property to the north west is land which has been identified for a further 250 new homes in the Richmondshire Local Plan.

Description

The property currently comprises an attractive smallholding, with principal detached five bedroomed dwelling, range of outbuilding and general purpose stores, together with established grassland all enclosed with mature boundary hedging.

Robin Hood Farm is accessed via a private driveway leading from Claxton Close roundabout at the entrance to the new Persimmon Housing Development.

The house was extensively refurbished and extended during 2007/2008. It now offers a fine family home with enclosed mature gardens extending in total to approximately 3,694 sqft.

The accommodation is arranged as follows:

Ground Floor - large open plan kitchen, dining room, drawing room/playroom, utility room, large laundry room.,cloakroom, hall;

First Floor - master bedroom with ensuite bathroom, guest bedroom with ensuite shower room, two further double bedrooms, single bedroom and house bathroom.

To the side of the house is an annex currently used as an Art Studio with first floor mezzanine. There is also a double garage.

The property is served by gas fired central heating and is connected to mains water, foul sewer and electric.

Lying adjacent to the house are a range of barns and timber pole single skin outbuildings, and former poultry shed. In total the outbuildings extend to a gross area of approximately 255.63 sqm (2,752 sqft).

The residential planning consent for the property envisages a retention of the main house and garden, but would see demolition and redevelopment of the adjacent outbuildings and barns.

The land surrounding the house comprises predominantly previously undeveloped grassland, currently arranged in two separate paddocks, which slope gradually from Gatherley Road in an easterly direction. There are established hedgerows and mature trees bounding the site, which it is proposed are to be retained within the masterplan.

The total property extends to approximately 2.74 acres (1.11 ha) as shown outlined in red on the Sale Plan enclosed herein.

(Agents Note: the area outlined blue lying to the south of the property is not included in the sale and will be retained by the Vendor. Temporary rights of access will be granted across the private driveway for a period of up to 6 months until alternative access arrangements have been made in accordance with the planning consent).

Planning

The property received Outline Planning Consent for residential development on 7th June 2017; Application Reference No. 16/00686/OUTMAJ, for 'the erection of up to 32 dwellings with all Matters Reserved Except for Access'.

The consent was granted subject to various conditions detailed in the Decision Notice, a copy of which is available on request, or can be download from the Fordy Marshall website.

Planning Obligations / Projected S106 Costs

The Outline Planning Consent stipulates, amongst other requirements, that this development delivers the following:

- Provision of 40% Affordable Housing (shall not exceed 12 units).
- Widening of A6136 Gatherley Road in the section which lies adjacent to proposed vehicular access, to include provision of a right turn facility for vehicular access.
- Church of England Primary School.
- Commuted payment of £108,768 for Education
- Provision of Local Area for Play

Proposed Scheme Design Considerations

Whilst the site is being offered with an Outline Planning Consent this will be subject to detailed design and layout to be determined.

Planning Authority

Interested parties should make their own enquiries with Richmondshire District Council
Telephone: 01748 829 100. www.richmondshire.gov.uk.

Highways / Access

The scheme proposes a principal access for vehicles and pedestrians, with a requirement for widening of the A6136 as mentioned above. Further details can be provided on request or downloaded.

Services

Mains, gas, electric, water and foul drainage connections are all available to the site, subject to finalising agreements with the associated providers. Please refer to the detailed information available on the planning portal.

Enquiries with Yorkshire Water have confirmed that foul water sewerage could be discharged to the 225mm public foul sewer adjacent to the site.

The surface water strategy should be considered in order of the sustainable hierarchy. If a surface water discharge via filtration or to a watercourse is not feasible, then Yorkshire Water have stated a connection to the public surface water sewer in Stephenson Road to the south east would be permitted at a peak rate of 5 litres/second.

Prospective purchasers are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

Legal Title & Tenure

The property is to be sold freehold, with vacant possession on completion. The site forms Title No NYK281667.

The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the registered title. Title documentation is available on request or to download.

Easements, Wayleaves and Rights of Way

The land is offered subject to, and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

VAT

We understand that the property is not elected for VAT, and therefore VAT will not be due in addition to the purchase price. All offers submitted will be presumed to be exclusive of VAT.

Method of Sale

The site is being offered for sale freehold as a whole. Offers are invited either on an unconditional basis, or conditional upon receipt of reserved matters planning consent. In the event of bids being submitted on a conditional basis, subject to planning, these are to be accompanied with a scheme layout; schedule of proposed accommodation; summary of key design criteria; and confirmation that all technical information has been reviewed and abnormal costs allowed for.

Special Conditions of Sale

Condition 1

The Vendors will retain ownership of a strip of land as shown hatched brown on the Sale Plan enclosed herein. The Purchasers will be required to construct the new Estate Road up to the boundary of this retained land, between Points A and B, within a period of not less than 12 months from completion, and use all reasonable endeavours to have this roadway adopted as public highway within 24 months of completion, unless otherwise agreed.

Condition 2

Within a period of 6 months from completion the Purchasers will be required to erect a new timber post and rail fence between Points C and D as shown on the Sale Plan enclosed herein.





Viewing

The site can be viewed from the highway. Access should be arranged by prior appointment with Fordy Marshall. Viewers and visitors to the property do so at their own risk.

For more information and appointments for access please contact:

Christopher Fordy Bsc MRICS

Email: christopherfordy@fordymarshall.com

Office: 01937 918 088

Mobile: 07809 202 300

Particulars Prepared: November 2017

Further Information

The information listed below is available from the selling agents Fordy Marshall, or can be downloaded from www.fordymarshall.com/RobinHoodFarm. Alternatively an usb flashdrive can be provided by the agents on request.

- Planning Decision Notice
- Preliminary GeoEnv Appraisal
- Flood Risk & Surface Water Strategy
- Arboricultural Impact Assessment
- Highways Statement
- Pre Development Tree Survey
- Bat & Habitat Surveys
- Title Information



If you require this publication in an alternative format, please contact Fordy Marshall on 01937 918 088.

IMPORTANT NOTICE Fordy Marshall for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. Prospective purchasers and lessors ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details given are given in good faith, and are believed to be correct, but any intending purchasers or lessors should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Fordy Marshall has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fordy Marshall, nor enter into any contract on behalf of the vendor or lessor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let, or withdrawn. **MEASUREMENTS AND OTHER INFORMATION:** All measurements are approximate. No Services have been tested. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.