

# Residential Development Opportunity

Land and Property at Robin Hood Farm,  
Brompton On Swale, Richmond DL10 7JF

- Fine Detached House with Adjoining Residential Development Land with Reserved Matters Planning Consent for 32 New Dwellings
- Approx 3.51 Acres (1.42 Ha)

**FOR SALE FREEHOLD**

**FM**  
Fordy Marshall

LAND & PROPERTY CONSULTANTS



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## LOCATION

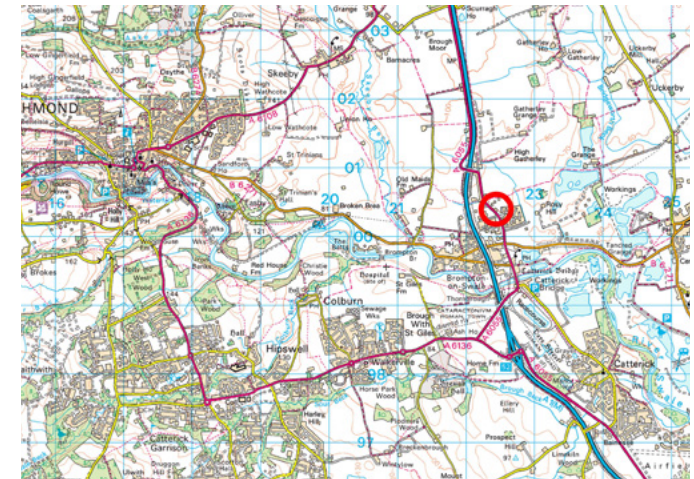
The village of Brompton on Swale is located in the Richmond District of North Yorkshire approximately 4 miles to the east of the Market town of Richmond, known as the Gateway to the Yorkshire Dales.

The village occupies a strategic position as a crossing point for the river Swale and adjacent to the A1M. 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 A1M making use of the excellent transport links midway between the Northeast 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.

The property is situated on the northeastern extremity of the village with access leading from Gatherley Rd.

To the west lies the Gatherley Road Industrial Estate and to the east a substantial new housing development completed by Persimmon Homes in the 1990s. Adjoining the property to the north west is a further new Persimmon Homes site where construction has recently commenced for the development of 92 dwellings; a scheme known as Bluebell Grange.



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## THE PROPERTY

The property currently comprises an attractive smallholding, with principle detached 5-bedroom dwelling, range of outbuildings 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 Caxton Close roundabout at the entrance to the Persimmon housing development.

The house was extensively refurbished and extended during 2008 with further upgrades in the last 12 months. 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 en suite bathroom, guest bedroom with on suite shower room, 2 further double bedrooms, single bedroom and house bathroom.

**Annex** – 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.



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## Energy Performance Certificate

Robin Hood House has an Energy Rating B with Certificate number: 8608-2495-1629-0727-1283. The assessment was undertaken in February 2018 and will expire on 20th February 2028.

## Outside/Land:

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 2,500 sqft. The residential planning consent for the property envisages a retention of the main house and part of the 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 three separate fenced and gated paddocks, which slope gradually from Gatherley Road in an easterly direction. There are established hedgerows and mature trees surrounding the site.

## SITE AREA

The total property extends to approximately 3.51 acres (1.42 hectares) as shown outlined enclosed red and blue on the sale plan in enclosed herein.

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## PLANNING

The Property is offered for sale with a valuable Reserved Matters Planning consent. The original Outline consent was secured on 7th June 2017; Application Ref: 16/00686/OUTMAJ for: 'the erection of up to 32 dwellings with all matters reserved except for access'.

The Outline was issued subject to a S106 Agreement dated 17th May 2017.

The S106 stipulates amongst other requirements that this development delivers the following:

- Provision of 40% affordable housing units (this will be 12 dwellings)
- Highway improvements to the A6136 Gatherley Road to include a right turn facility at the site entrance.
- Commuted payment of £108,768 (index linked) for Education.
- Provision for Local Plan Area on site

The Reserved Matters consent was secured on 18th June 2021; Application Ref: 20/00264/AORM for: 'Approval of Reserved Matters application following outline approval of planning permission 16/00686/OUT for 32 dwellings including detail of appearance, landscaping, layout and scale (as amended).'

The Vendors have since had all of the pre-commencement conditions discharged required for both the outline and reserved matters consents (LPA Refs: 22/00877/DIS, 23/00064/DIS and 23/00132/DIS). An NMA was also approved to amend the trigger for the external lighting condition to pre-installation (LPA Ref: 23/00065/NMA).

By undertaking the demolition of part of the outbuildings adjoining the main dwelling, this was deemed to represent a 'material commencement of development' and documentary evidence was obtained from North Yorkshire Council on 13th June 2023.

A copy of all planning documents and the decision notice can all be downloaded either from the Planning Portal, or via the agent's website.

For further information and detail associated with the Planning status for this site, prospective Buyers are recommended to make their own enquiries directly with North Yorkshire Council Planning Department. [www.northyorks.gov.uk](http://www.northyorks.gov.uk) prior to submission of any offer.

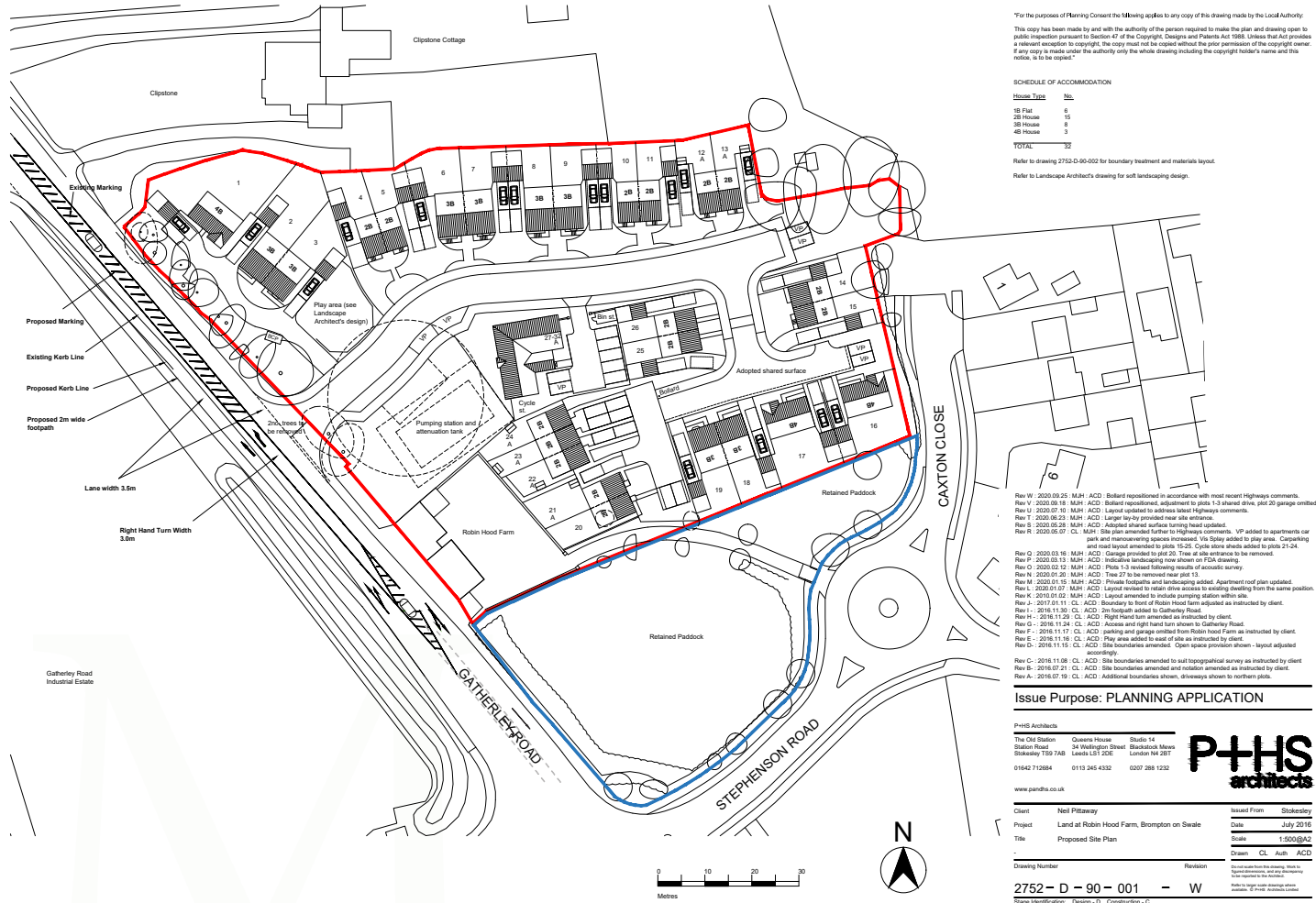


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## NOTES

### PROTECTION OF EXISTING VEGETATION

Existing vegetation to be retained on site shall be protected where necessary during works by 2300mm high mesh panel fencing secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words "PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA".

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.

All works affecting trees within the development shall be subject to BS 5837:2012.

### TREE PLANTING

Tree planting to the front gardens of selected plots will break up the hard lines of the buildings and create focal points within the development. The tree species selected will maximise food and nectar sources for birds and invertebrates. Trees will be planted as Select and Heavy Standards to provide a reasonable degree of instant maturity to the development. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NRM6 guidelines.

Species to be chosen from, but not limited to, the following list:

Acer campestre (Ac)	Acer campestre 'Elsrijk' (AeE)
Betula pendula (Bp)	Betula utilis var. jacquemontii (BuJ)
Pyrus calleryana 'Chanticleer' (PcC)	Pyrus calleryana 'Redspire' (PcR)
Sorbus aucuparia (Sau)	Sorbus 'Joseph's Rock' (SJR)

### SHRUB PLANTING

A mix of evergreen and deciduous shrubs will be planted in selected front gardens to soften the development and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used against high walls and fences.

Species to be selected from: ( ) density/m<sup>2</sup>

Berberis frikartii 'Amstelvaen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Berberis cordifolia 'Siberica'(6), Buddleia davidii 'Lochin'(2), Carex diandra thymifolia repens(4), Chaenomeles superba 'Jel Trail'(4), Cornus alba 'Spaethi'(2), Cornus stolonifera 'Flaviramea'(2), Cotoneaster conspicuus 'Decorus'(6), Cotoneaster lacteus(2), Cytisus 'Alpid'(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Eucynonus fortunei 'Emerald Galety'(6), Geranium 'Johnson's Blue'(4), Hebe albicans 'Red Edge'(4), Hebe 'Autumn Glory'(4), Hypericum x mosenianum(4), Lavandula 'Hidcotte'(6), Lonicera 'Maygreen'(4), Lonicera 'Silver Beauty'(4), Nepeta faasseni(4), Perovskia 'Blue Spire'(6), Phormium var., Potentilla 'Red Ace'(5), Prunus laurocerasus 'Zabeliana'(3), Pyracantha 'Orange Charm'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum tinus 'Ive Price'(3)

## KEY

	Existing trees, hedges and vegetation to be retained.		Proposed ornamental shrub planting		Proposed 1500mm high timber fence with 300mm trellis above (detailed by others)
	Existing trees, hedges and vegetation to be removed.		Proposed turf		Proposed 1000mm high hoop top metal railing (detailed by others)
	Proposed Extra heavy standard (14-16cm girth) tree		Rear gardens		Proposed estate railing (detailed by others)
	Proposed heavy standard (12-14cm girth) tree		Proposed species rich grass seed		Proposed 1800mm high brick wall (detailed by others)
	Proposed Beech hedging		Proposed 900mm high timber post and rail fence (detailed by others)		Proposed 1800mm high brick wall (detailed by others)
	Proposed evergreen flowering hedge (Escallonia)		Proposed 2800mm high timber close boarded fence (detailed by others)		Proposed 1800mm high brick wall (detailed by others)
	Proposed mixed native species shrub planting				

Rev B: Amended in line with Proposed Site Plan Rev Q (SEL) Mar 20  
Rev A: Amended in line with client comments (SEL) Mar 20

 Westleigh Hall Wakefield Road Duxley Dale Huddersfield HD8 6QJ telephone 01484 86464 fax 01484 86466 info@fdlandscape.co.uk www.fdlandscape.co.uk	client: <b>Neil Pittaway</b>
	project: Residential Development <b>ROBIN HOOD FARM,                  BROMPTON ON                  SWALE</b>
drawing title: <b>LANDSCAPE MASTERPLAN</b>	
scale: 1:500 @A2	date: Mar 20
drawn by: SEL	drawing no: R/2335/1B

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## PROPOSED SCHEME

The consented development is for 32 residential dwellings. The scheme was designed by locally based architects, P&HS Architecture. The brief was to create a scheme incorporating a range of high-quality bespoke homes, which had regard to the setting of the adjacent Farmhouse as well as the surrounding new homes built out during recent years on land to the south east of this site.

Full plans are available, but the following is a very brief summary of the house types, approximate sizes and headline accommodation:

**Agents Note:** *The floor areas provided within these particulars are given purely for guidance purposes only, and have been taken from copies of the architects plans and are not measurements undertaken by the agents. Prospective purchasers will be expected to have satisfied themselves as to the floor areas and undertaken their own assessments, and the agents accept no responsibility for the figures set out herein.*

Plot Reference	Type	Accommodation	Garage/Parking	Sqft	Sqm
Plot 1	Detached	4 bed	Detached 1 car garage	1,270	118
Plot 2	Semi – Detached	3 bed	Detached 1 car garage	1,041	96.7
Plot 3	Semi – Detached	3 bed	Detached 1 car garage	1,047	97.3
Plot 4	Semi – Detached	2 bed	Detached 1 car garage	700	65
Plot 5	Semi – Detached	2 bed	Detached 1 car garage	700	65
Plot 6	Semi – Detached	3 bed	Detached 1 car garage	1,041	96.7
Plot 7	Semi – Deatched	3 bed	Detached 1 car garage	1,047	97.3
Plot 8	Semi – Detached	3 bed	Detached 1 car garage	1,041	96.7
Plot 9	Semi – Detached	3 bed	Detached 1 car garage	1,047	97.3
Plot 10	Semi – Detached	2 bed	Detached 1 car garage	700	65
Plot 11	Semi – Detached	2 bed	Detached 1 car garage	700	65
Plot 12	Semi – Detached	2 bed	Detached 1 car garage	700	65
Plot 13	Semi – Detached	2 bed	Detached 1 car garage	700	65
Plot 14	Semi – Detached	2 bed	Detached 1 car garage	700	65
Plot 15	Semi – Detached	2 bed	Detached 1 car garage	700	65
Plot 16	Detached	4 bed	Detached 1 car garage	1,270	118
Plot 17	Detached	4 bed	Detached 1 car garage	1,270	118
Plot 18	Semi – Detached	3 bed	Detached 1 car garage	1,047	97.3
Plot 19	Semi – Detached	3 bed	Detached 1 car garage	1,041	96.7
Plot 20	Semi – Detached	2 bed	2 parking spaces	700	65
Plot 21	Semi – Detached	2 bed	Single parking space	700	65
Plot 22	Semi – Detached	2 bed	Single parking space	700	65
Plot 23	Terraced	2 bed	Single parking space	700	65
Plot 24	Semi – Detached	2 bed	Single parking space	700	65
Plot 25	Semi – Detached	2 bed	Single parking space	700	65
Plot 26	Semi – Detached	2 bed	Single parking space	700	65
Plots 27-32	6 x Apartments	1 Bed	Single parking space	2,580 (430 x 6)	240 (40 x 6)
<b>TOTAL</b>				<b>25,242</b>	<b>2,345</b>

Affordable Dwellings

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## SERVICES/UTILITIES

The following is a summary of the Mains service Utilities believed to be available to the Property, with information supplied by Utilities Search provided by Cornerstone Projects Ltd:

- **Mains Water** – A mains water supply is believed to run adjacent to the Property in Gatherley Road.
- **Foul Sewer** – Enquiries with Yorkshire Water have confirmed that foul water sewerage could be discharged to the 225 mm public foul sewer adjacent to the site in Gatherley Road.
- **Telecoms** – BT apparatus is situated in Gatherley Road.
- **Electric** – Mains electric is currently connected to the Property.
- **Gas** – Mains gas is currently connected to the Property.
- **Surface Water** – surface water is to be attenuated on site with a regulated discharge at 5 ltrs/sec, before being drained to the public sewer in Stephenson Road to the south east. The proposals are currently for a pumped solution.

Purchasers will be required to verify and undertake their own assessments of all utility services and the above information is given for guidance purposes only and should not be relied upon.

## BIODIVERSITY NET GAIN

The planning consent pre-dated the requirements to accommodate BNG.

## SITE SURVEYS

The following surveys are available to download either from the Planning Portal, or via the agent's website:

- Ecological Survey
- Phase 2 GeoEnvironmental Survey
- Topographic Survey
- Flood Risk Assessment
- Drainage Survey
- Site Utilities Survey

## TENURE/TITLE

The Property is offered for sale freehold and is registered with Title Absolute under title numbers NYK281667 and NYK204900.

## LEASEBACK

The Vendors would have a preference to remain in occupation of the House under the terms of a short-term leaseback, for a period of up to 18 months following the sale. This is to enable them sufficient time to relocate and identify a new home to move to. They are open to discussions on the terms of such arrangement.

## FIXTURES/FITTINGS and GARDEN FURNITURE

The Property will be sold excluding the Vendors removable fixtures, fittings and garden furniture; such removable items to include 'white goods', curtains and light fittings but excluding carpets which will be sold with the property.

Inventory to be prepared and agreed prior to sale.

## RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The Property is sold subject to and with the benefit of all rights of way, whether public or private, rights of light, support, drainage, and other rights, obligations and easements and restrictive covenants and all existing wayleaves, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these particulars or not.

## SPORTING & MINERAL RIGHTS

The sporting and mineral rights are included in the sale in so far as they are owned.

## OVERAGE/CLAWBACK

The Property will be sold subject to an Overage/Clawback provision in respect the unconsented paddock land shown outlined Blue on the OS plan attached.

In the event of a change of use or development of any of the subject land for any uses outside existing amenity, agricultural or equestrian use, within a period of 50 years following the sale, then a payment will fall due based at 50% of the uplift in value. Any payment would be triggered by a) implementation of a change of use planning consent or b) if earlier, a disposal following the grant of such a change of use planning consent. Such provisions for payment of Clawback/Overage would also apply in the event any agricultural buildings are constructed, which later secure Permitted Development rights, or Class Q change of use, or equivalent subject to any relevant changes in Planning Legislation.

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## METHOD OF SALE

Our clients are seeking the disposal of the freehold interest on an unconditional basis at best value.

If this opportunity is of interest, please submit a "subject to contract" proposal either as an outright bid or if by way of a bid with conditions, to include the following:

1. The Purchase Price Offer.
2. Confirmation of any specific obligations/ conditions envisaged under the terms of the sale Agreement.
3. Confirmation of the agreement to provide the Vendors with an ongoing leaseback of the House, (and reduced garden area), for a period of up to 18 months, and terms upon which such agreement should be offered.
4. Confirmation of your funding arrangements/proof of funds.
5. Confirmation as to Solicitors and any other Professionals that you intend to appoint to act on your behalf.

We are seeking offers to be submitted via email to [Christopherfordy@fordymarshall.com](mailto:Christopherfordy@fordymarshall.com) by noon Friday 14th March 2025.

Each offer should address all of the points set out above.

We may wish to discuss any offer submitted in further detail and/or invite you for further discussion.

Our clients do not undertake to accept the highest bid or indeed any bid.

## GUIDE PRICING

Offers invited

## VAT

The Vendor reserves the right to charge VAT in addition to the Purchase Price.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## ANTI MONEY LAUNDERING REGULATIONS

Prior to any offer being accepted, the successful bidder/s will be required to provide certain identification documents and proof of origin of funds in order to comply with Anti-Money Laundering legislation.

## VIEWING/SITE INSPECTION

As the Vendors live on site all viewings must be by prior appointment. Those wishing to walk the site should contact the selling agents providing at least 48 hours' notice.

Inspections are undertaken at your own risk.

## FURTHER INFORMATION

Further information, including supporting documentation can be downloaded via the Agents website: [www.fordymarshall.com](http://www.fordymarshall.com)

Via Property Search – Robin Hood Farm, Brompton On Swale

To discuss the opportunity please contact:

Christopher Fordy

T: 07809 202 300

E: [Christopherfordy@fordymarshall.com](mailto:Christopherfordy@fordymarshall.com)

Particulars Prepared: January 2025  
Drone Photos Taken: October 2024  
House Photos Taken: November 2017

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