

2 Self Build Development Residential Plots

Back Lane, Brafferton & Helperby, Easingwold

- Outline Planning Consent for 2 x Bungalows with detached garages
- Approx 0.45 acres (0.18 Ha)
- Offers In Excess £250,000

FOR SALE FREEHOLD

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SITUATION

The site is situated on the east side of Back Lane from where there is an existing access. This adjoins residential properties on Balk Avenue, a residential cul-de-sac to the east, and what is currently open farmland to the south.

LOCATION

Brafferton and Helperby, a merged parish since 2019, are two adjoining villages located some 5 miles West of Easingwold and situated on the east bank of the River Swale.

Helperby itself boasts a very attractive wide, part cobbled, Main Street aligned with numerous picturesque properties, including the fine Helperby Hall at its southern end.

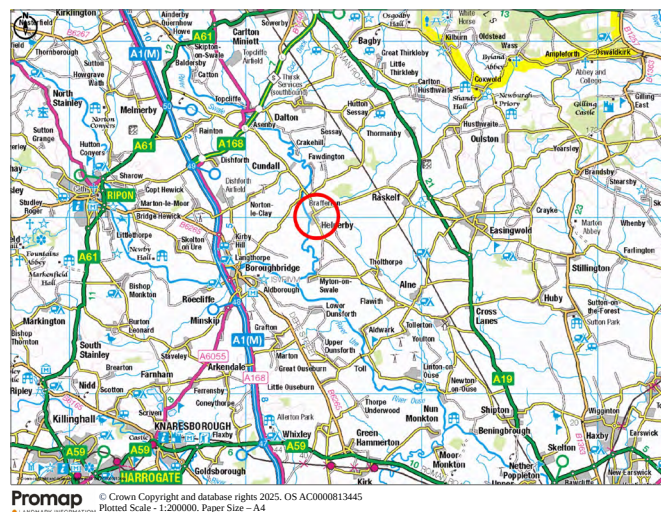
The villages support a number of local facilities including a village shop, doctors surgery, 2 pubs one of which also has rooms, a village hall and the 15th century church St Peters, together with St Peters Brafferton Church of England primary school.

THE PROPERTY AND DEVELOPMENT OPPORTUNITY

The Property comprises a relatively flat, rectangular shaped, fenced 'Greenfield' site which lends itself ideally for a residential infill development with direct access from a publicly adopted highway.

The site was most recently used by The Oak Tree Inn as a temporary overflow car park, and hence there is already a gated access and area of grasscrete.

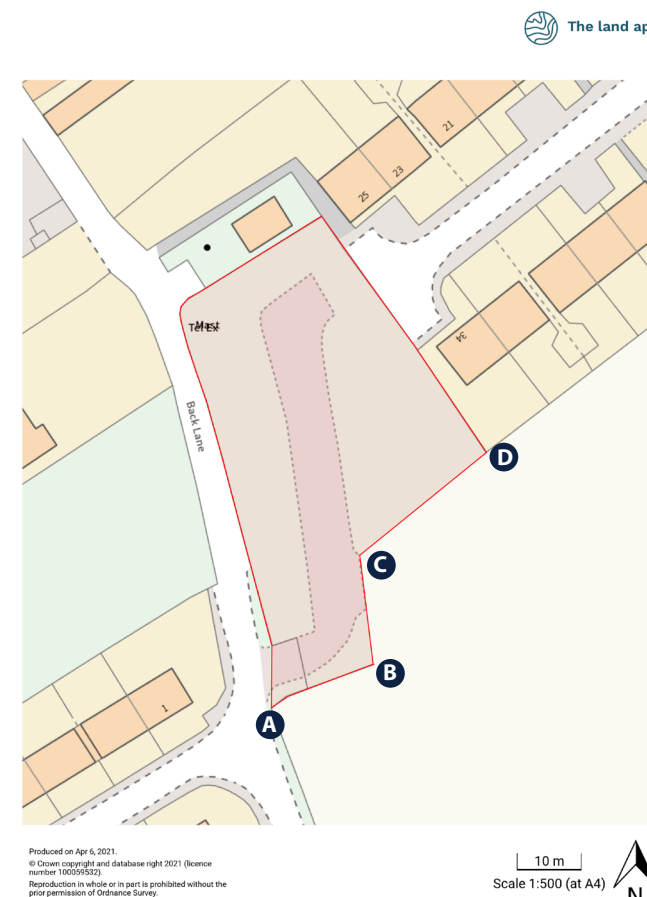
The land is now offered with a valuable Outline Planning consent to develop 2 x Self – Build bungalows.



As this is currently an Outline consent, the detailed design and layout for the two individual dwellings will be open to the Buyer/s to determine in liaison with the Planning Authority. The approximate footprints of the two plots as shown on the PRA layout plan allow for 2 or even 3 bed properties, each with a detached two car garage, and generous front and rear gardens with private driveways leading off a part shared access from Back Lane. These two plots offer scope for a self builder/two self builders, to design and build their own bespoke dwellings, in what is a highly sought after residential location.

SITE AREA

The total gross area extends to approx 0.45 acres (0.18 Ha).



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10 m
Scale 1:500 (at A4)
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PLANNING CONSIDERATIONS

The land falls within the former Hambleton District and is therefore subject to planning guidance and policy set out within the relevant Local Plan, which was adopted in February 2022. This now forms part of the newly established Unitary Authority, North Yorkshire Council.

The Property will be sold with the benefit of an Outline Planning Consent issued on 11th November 2025. Planning Ref: ZB24/02089/OUT.

This consent is for: *"Outline application to consider access (all other matters reserved) for the construction of 2 No. self-build dwellings."*

The decision notice is issued subject to a number of conditions, some of which we would like to highlight as particularly relevant to prospective Buyer's consideration:

1. Details of appearance, landscaping, layout and scale for each Plot must be submitted and approved in writing before any development shall be carried out as approved.
2. An application for Reserved Matters for each Plot must be submitted not later than 3 years from the date of the Outline Planning Consent and the development within each Plot permitted shall be begun on or before the later of the following dates i) 5 years from the date of the Outline consent or ii) the expiration of 2 years from the date of approval of Reserved matters for that Plot, whichever is the later.
4. The dwellings shall be single storey only and the size of each dwelling in the reserved matters submission shall meet the size requirements as expressed in the Nationally Described Space Standards.

12. There shall be no piped discharge of surface water from a particular plot prior to the completion of surface water drainage works for that Plot. If discharge to a public sewer is proposed, the plans are to include a means of discharge at a rate of 1 ltr per second for the entire development.

13. The site shall be developed with separate systems of drainage for Foul and Surface Water on and off site. No development of a particular Plot shall take place until proposed means of disposal of foul water has been approved. Discharge shall not exceed 4 ltrs per sec.

The Outline Consent is issued subject to a Unilateral Undertaking under S106 of the Town & County Planning Act, made between the Vendors and North Yorkshire Council dated 22nd August 2025. This legal agreement sets out how the site is to be developed, and in particular it states that the development must be for 2 Self Build Dwellings, which it defines as: '...a dwelling to be either constructed or commissioned by a person or persons who has primary input into its design, intends to live in the said dwelling and which dwelling otherwise meets the definition of Self-Build and Custom Housebuilding'.

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



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HIGHWAYS/ACCESS

The outline consent states within Condition 3, that the plans are approved in so far as access is concerned and must be developed in accordance with the layout plan Ref 1357.05 Rev B dated January 2025. There is a further Condition 18 which states that no access or egress by vehicles between the site and the public highway, will be permitted until splays are provided giving clear visibility of 25 metres measured along the centre line of the highway in both directions, measured from a point 2.0 metres down the centre line of the new access road. The eye height must be 1.05 metres.

SERVICES/UTILITIES

A Utilities Search has been carried out for the site and is available to download via the Agents website. Based on these search results, which are dated August 2021, the following services appear to be available within proximity of the site:

- **Water** – A mains water supply runs along Back Lane, within the public highway, where there is a 90mm HPPE pipe.
- **Foul Sewer** – A mains foul sewer runs through the site, with diameter 150mm, passing from Balk Avenue through to Back Lane.
- **Telecoms** – BT apparatus is situated immediately adjoining the northern side of the site where there is a Telecoms Exchange and Mast. Cables run along the Western boundary of the site aligned with Back Lane.
- **Electric** – There is an NEDL electric overhead cable running along the northern boundary of the site, with a 33 kVa rating.
- **Gas** – There are currently no mains gas connections.
- **Surface Water** – Purchasers will need to determine a suitable solution for SW drainage. It is expected that connections can be made to the adopted sewer, but there may need to be a means of storage on site to ensure discharge rates are no greater than 1 ltr per second.

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

TECHNICAL SURVEYS

The following technical surveys are available to be downloaded from the Planning Portal, or the agent's website.

Document Name	Consultant	Date
Topographical Survey	LSTC Group	March 2022
Flood Risk & Drainage Assessment	Alan Wood & Partners	October 2024
Phase 1 Geo-Environmental Report	Alan Wood & Partners	September 2024
Preliminary Ecological Appraisal	Dryad Ecology	October 2024
Archaeology & Heritage Desk Based Assessment	Map Archaeological Practice	August 2024
Proposed Site layout	PRA Architects	October 2024



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TENURE/TITLE/RIGHTS OF WAY/EASEMENTS

The land is offered for sale freehold with vacant possession on completion and is registered with Title Absolute under title number NYK373997 (part).

The site is offered subject to all easements, wayleaves, covenants, rights of way and light, as referred to within the Title.

Prospective Buyers should be aware that the Property is crossed by a Yorkshire Water 150mm diameter foul water sewer easement, leading from Balk Avenue in a southerly direction, as shown on the site layout plan. This easement is 6m wide to allow for access/maintenance; it is to be kept as a grassed/landscaped strip and there are to be no buildings or planting along its length. The final design of any new dwellings on the site will need to factor this into the layout proposals.

RESERVATIONS ON SALE

The Buyer will be responsible for installation of new boundary fencing between points A – B – C – D as shown on the Sale Plan attached. This will be in the form of a treated timber 1.2m high post and rail fence, with posts of not less than 6' x 5"x 2.5" diameter and not less than 5 rails, and rabbit netting, with tension wire, along the base. The Buyer will be required to install this fence, to an agreed position, within a period of not more than 6 weeks following completion of the purchase. The future maintenance and ownership of this boundary fence will rest with the Buyer, and their successors in title, who will be required to keep it in a good and substantial state of repair and condition. (If there are planning obligations to vary, or change the boundary fencing specification, this must first be agreed with the Vendor, such consent not to be unreasonably delayed or withheld.)

The Property will be sold with a restrictive covenant stating that any development of the site must be in general accordance with the current Outline Planning consent and S106 Agreeemnt, for 2 x self-build single storey dwellings. Any variation from this will require the Vendors prior consent.

METHOD OF SALE

The property is offered for sale by Private Treaty. Offers are invited either unconditionally, or conditionally on receipt of Reserved Matters Planning. In the event of offers being made subject to planning, full details and scheme layout plans will be required in support of the proposals.

In the event of competitive offers being received, the Vendor's reserve the right to conclude the sale process by inviting 'Best Bids' via Informal Tender.

Preference will be given to unconditional offers.

GUIDE PRICE

Offers invited in excess £250,000

VAT

VAT will not be levied on the sale price.

VIEWING/SITE INSPECTION

The site is open and available for inspection from the adjoining public highway, without appointment. The site is marked with a 'For Sale' board at the current field entrance gateway. Should anyone wish to take access to the site, then they must do so at their own risk.

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful bidder, it is now a legal requirement for you to provide proof of identity and source of funds. This information will be required prior to formal acceptance of any offer in order to comply with anti-money laundering regulations.

FURTHER INFORMATION

Further information, including supporting documentation can be downloaded via the Agents website: www.fordymarshall.com

Via Property Search – Land at Back Lane, Helperby.

Contact: Christopher Fordy

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Particulars Prepared: December 2025
Photos Taken: December 2025