



# Robin Jessop



**DEVELOPMENT SITE AT  
SPRINGWELL NURSERIES, STANTON ROAD, SEAMER, NORTH YORKSHIRE TS9 5NA**

4 North End, Bedale, North Yorkshire, DL8 1AB  
(01677) 425950. Email [info@robinjessop.co.uk](mailto:info@robinjessop.co.uk). [www.robinjessop.co.uk](http://www.robinjessop.co.uk)

# DEVELOPMENT SITE AT SPRINGWELL NURSERIES, STAINTON ROAD, SEAMER, NORTH YORKSHIRE TS9 5NA

## Outline Planning Permission for 4 Individual Plots

- **Edge of Village Location**
- **Close to Market Town of Stokesley**
- **Site Extending to 0.92 Acres approx**
- **For Sale as a Whole or in 4 Lots**
- **Guide Price: £150,000 per Plot**

### SITUATION

Stokesley 2 ½ miles, Yarm 5 miles, Stainton 3 miles, Thornton 2 ½ miles, Hilton 1 ½ miles (all distances are approximate).

This prime development site is located on the edge of the village close to the amenities of Yarm and Stokesley.

Seamer is a popular residential village situated between Stokesley and Hilton. It is therefore within easy access of Teesside.

### DESCRIPTION

This prime residential development site has Outline Planning Permission for five dwellings. The Vendors are retaining one plot edged blue on the attached plan. Each individual plot comprises a good level site with direct access onto the local road known as Stainton Road.

### Planning Permission

The site has the benefit of Outline Planning Permission for the construction of 5 dwellings in accordance with the Notice of Decision No.17/00305/OUT issued by Hambleton District Council on the 23<sup>rd</sup> February 2018 (copy attached).

The Purchaser(s) should satisfy themselves that they can comply with the conditions set out in the Decision Notice attached.

### Community Infrastructure Levy

Please note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule, adopted by Hambleton District Council on the 7<sup>th</sup> April 2015. Details of the charging schedule are available on the Council website: [www.hambleton.gov.uk](http://www.hambleton.gov.uk)

### THE SITE

### GENERAL REMARKS & STIPULATIONS

#### Viewing

Viewing is strictly by appointment with Robin Jessop Ltd (01677 425950).

### Tenure

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

### Services

We are verbally informed that mains water and mains drainage are close by.

### Easements, Rights of Way & Wayleaves

The property is being sold subject to and with the benefit of all rights of way whether public or private, light, water, drainage, sewage, support and easements whether mentioned in these particulars or not.

### Boundaries

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

Where the boundaries are marked by inward facing "T" marks, then the boundaries will be the responsibility of the purchaser(s).

### Method of Sale

The property is for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means 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 buyers 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 a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing their address. These can be provided in the following way:-

Call into our office or post us the original documents for us to copy or a certified copy by your solicitor.

## Important Notice

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to ensure that you are kept informed with regard to the progress of the sale.

## USEFUL ADDRESSES

### Vendor's Solicitors

Messrs Newtons, Martin House, 13 High Street, Stokesley, North Yorkshire TS9 5AD. Tele: 01642 711354.

### Council & Planning Authority

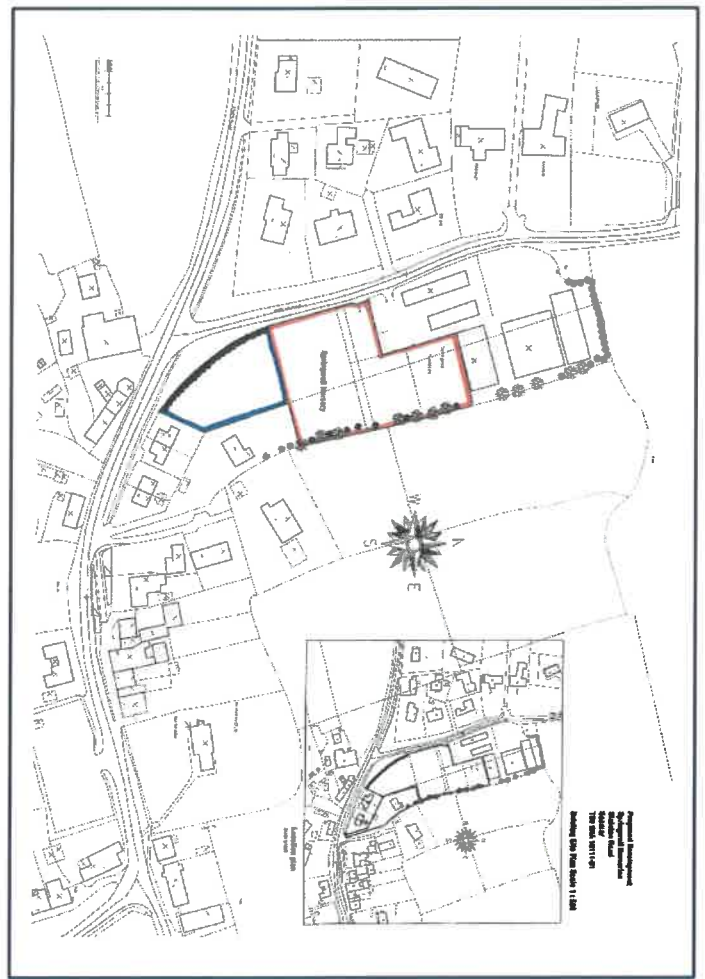
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU.  
Tel : 01609 779977

### IMPORTANT NOTICE

Robin Jessop Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars are intended to give a fair and reasonable overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice.
- All descriptions, plans, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
- In the event that asbestos is found on the property, please note a detailed asbestos survey of the property has not been carried out. It is the responsibility of the owner to comply with the Control of Asbestos at Work Regulations 2002. Further specialist professional advice should be sought as to the future management of this material.
- Items included in the written text are included in the sale, unless otherwise stated. All others are excluded regardless of their inclusion in any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may use to pursue your complaint.



Mr & Mrs Cook

Springwell Nurseries  
Stainton Road  
Seamer  
North Yorkshire  
TS9 5NA

**NOTICE OF DECISION**

**Application No. 17/00305/OUT**

Date: 23rd February 2018

**TOWN AND COUNTRY PLANNING ACT 1990**  
**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**PROPOSAL:** Outline application for five dwellings with all matters reserved as amended by plans received by Hambleton District Council on 8 August 2017  
**LOCATION:** Springwell Nurseries Stainton Road Seamer North Yorkshire  
**APPLICANT:** Mr & Mrs Cook

Hambleton District Council, being the Planning Authority for the purposes of the above Outline Planning Application which was received on 7 February 2017, having considered the following policies:

Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP2 - Access  
Core Strategy Policy CP4 - Settlement hierarchy  
Core Strategy Policy CP8 - Type, size and tenure of housing  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Core Strategy Policy CP17 - Promoting high quality design  
Core Strategy Policy CP21 - Safe response to natural and other forces  
Development Policies DP1 - Protecting amenity  
Development Policies DP3 - Site accessibility  
Development Policies DP4 - Access for all  
Development Policies DP10 - Form and character of settlements  
Development Policies DP13 - Achieving and maintaining the right mix of housing  
Development Policies DP28 - Conservation  
Development Policies DP30 - Protecting the character and appearance of the countryside  
Development Policies DP32 - General design  
Interim Guidance Note - adopted by Council on 7th April 2015

and taken into account the following reasons:

The proposed development is considered to accord with the requirements of relevant Local Development Framework policies.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

have resolved that it should be **APPROVED**; subject to the following conditions:

1. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and the development hereby approved shall be begun on or before whichever is the later of the following dates: i) Five years from the date of this permission ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The development shall not be commenced until details of the following reserved matters have been submitted to and approved by the Local Planning Authority: (a) the scale of the proposed dwellings; (b) the layout of proposed building(s) and space(s) including parking areas; (c) design and external appearance of each building, including a schedule of external materials to be used; (d) the means of access to the site; (e) the landscaping of the site.
3. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
4. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority: (i) vehicle access and visibility splays (ii) pedestrian access to the site (iii) vehicular turning arrangements
5. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 4 are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
6. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

7. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
  - a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
  - b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
  - c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
8. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.
9. The development hereby approved is for the construction of no more than 5 dwellings.
10. Prior to commencement of development, a scheme for the demolition and removal of the glass house structures and restoration of the site, shall be submitted in writing to and approved by the Local Planning Authority. The development shall then be progressed in accordance with the approved details.

*The reasons for the above conditions are:-*

1. To ensure compliance with Section 92 of the Town and Country Planning Act, 1990
2. To enable the Local Planning Authority to properly assess these aspects of the proposal, which are considered to be of particular importance, before the development is commenced.
3. In accordance with policy DP3 and in the interests of highway safety.
4. In accordance with policy DP3 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
5. In accordance with policy DP3 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
6. In accordance with policy DP3 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
7. In accordance with policy DP3 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
8. To prevent the increased risk of flooding from any sources in accordance with the NPPF.
9. In order that the scale and form of development responds appropriately to the context of the site and to comply with the requirements of relevant Local Development Framework policies.
10. In order to ensure that the anticipated environmental improvements are achieved, in accordance with Core Policy CP4.

Attention is drawn to the following informatives:

1. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling: 1 x 240 litre black wheeled bin for general waste 1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and 1 x 55 litre blue recycling box for glass bottles and jars. In order to guarantee EN840 compliance the Council will only collect from bins and boxes sourced from Hambleton District Council - Waste and Streetscene. If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned. Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at [www.hambleton.gov.uk](http://www.hambleton.gov.uk) or by telephoning 01609 779977

#### **COMMUNITY INFRASTRUCTURE LEVY**

1. Please note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule, adopted by Hambleton District Council on the 07 April 2015. Details of the charging schedule are available on the Council website. [www.hambleton.gov.uk](http://www.hambleton.gov.uk)

Mark Harbottle  
Head of Planning and Housing