



country properties  
village properties  
town homes  
barn conversions  
building plots

Scorton Rd  
Brompton On Swale, Richmond, DL10 7EQ

**Guide price £280,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



\*\*\*FULL PLANNING PERMISSION TO CONVERT INTO TWO BARN\*\*\*UNIT 1 1463 SQ FT UNIT 2 1000 SQ FT.\*\*\*PLANNING PERMISSION HAS BEEN IMPLEMENTED AND THERE IS A CERTIFICATE OF LAWFULLNESS\*\*\*SOME CONDITIONS HAVE BEEN DISCHARGED\*\*\*DECISION NO. 17/00467/FULL

Opportunity for the development of 2 residential dwellings from former Agricultural buildings. A unique opportunity for development & resale or a self build with annex.

The barns are situated between the North Yorkshire villages of Scorton and Brompton on Swale and are part of what was a small holding with the Farm House and Cottage remaining. The access to the properties is via a part shared drive which leads to a nature reserve at a former quarry, the second section of the drive is a private road which is shared by Rosey Hill and its residents and the neighbouring dwelling house.

Rosey Hill Barns are former stables and agricultural barns which form part of a small settlement of Rosey Hill house and Rosey Hill Cottage. There is a tree lined drive past the main house to the two barns for conversion which form part of a U shaped court yard. The planning permisison includes the demolition of some open sided sheds and a garage to create gardens, parking and garaging.

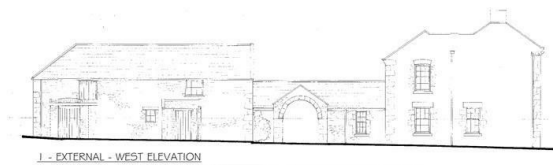
Barn 1 - 9m2 (1000 sq ft). GF; Open plan kitchen/living/dining room, separate sitting room, utility, WC. FF; 3 double bedrooms, 2 bathrooms. Externally; Gardens and double garage.

Barn 2 - 136m2 (1463 sq ft). GF; Kitchen/breakfast room, living/dining room, sitting room, double bedroom, bathroom. FF; 2 double bedrooms, 1 single, 2 bathrooms. Externally; Garden and double garage.

Permitted development for the conversion from Agriculture to a modern extensive 3 bedroom home with a floor area of 218 square meters, Open plan living with panoramic views over open countryside. The current building is of concrete portal frame construction, block walls and cladding.



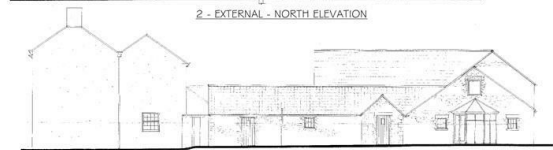




1 - EXTERNAL - WEST ELEVATION



2 - EXTERNAL - NORTH ELEVATION



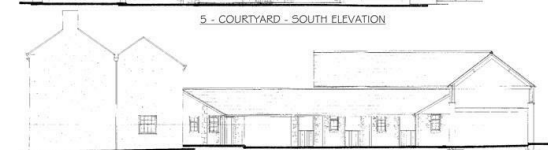
3 - EXTERNAL - EAST ELEVATION



4 - COURTYARD - WEST ELEVATION



5 - COURTYARD - SOUTH ELEVATION



6 - COURTYARD - EAST ELEVATION

- TWO BARNES WITH FULL PLANNING FOR CONVERSION
- NORTH YORKSHIRE LOCATION
- GREAT RESALE MARKET
- EXCLUSIVE DEVELOPMENT
- TREE LINED DRIVE
- VIEWING ADVISED

#### GENERAL INFORMATION

Tenure: Freehold

Services: Mains water and electric. Heating will need to be oil or renewable. No mains drainage.

Local Authority: Richmondshire

DECISION NO. 17/00467/FULL

Plans provided for identification only. Potential purchasers must satisfy themselves with the property.

#### CART SHED



SHED - EAST ELEVATION



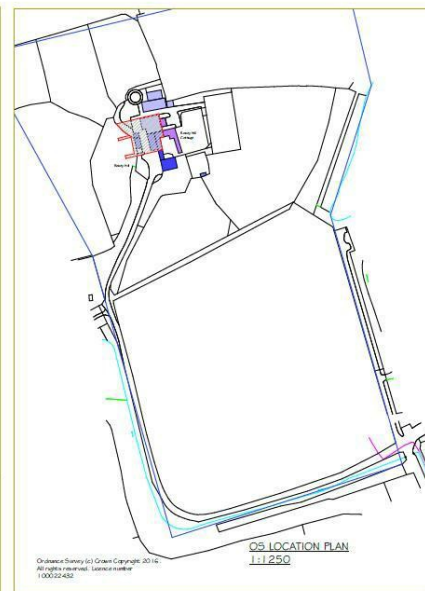
SHED - SOUTH ELEVATION



EXISTING ELEVATIONS  
ROSEY HILL FARM, SCORTON ROAD,  
BROMPTON ON SWALE, RICHMOND DL10 7EQ

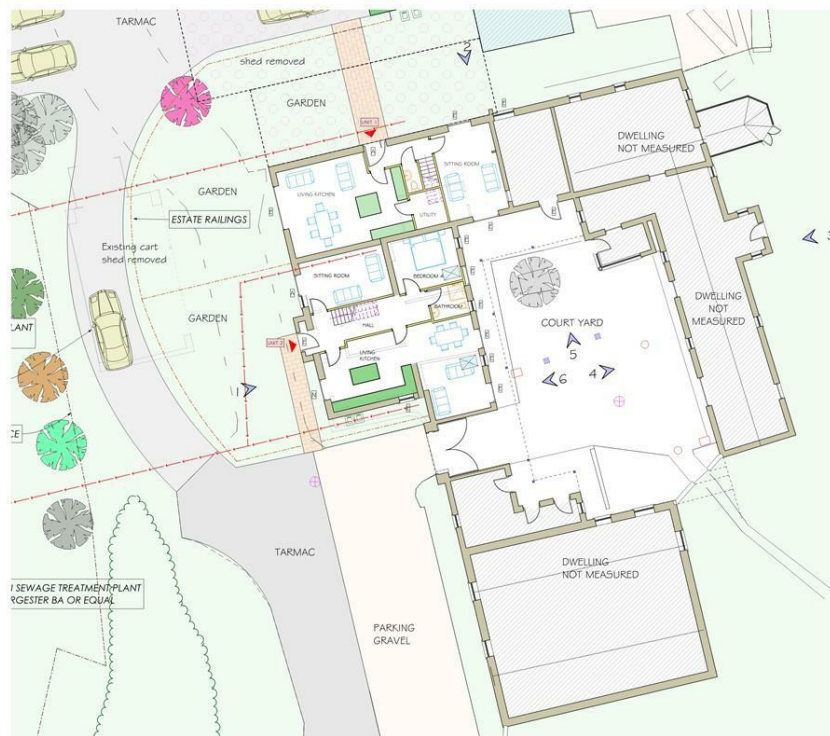


PROPOSED SITE PLAN 1:1200



SITE AS PROPOSED  
ROSEY HILL FARM, SCORTON ROAD,  
BROMPTON ON SWALE, RICHMOND DL10 7EQ  
SCALE 1:200 approx @ A1  
JANUARY 2017  
PLAN NO. WGS-1-PLG1





GROUND FLOOR + SITE



FIRST FLOOR

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

PROPOSED FLOOR PLANS  
ROSKY HILL FARM, SCORTON ROAD,  
BROMPTON ON SWALE, RICHMOND DL10 7EQ  
SCALE 1:100 apx @ A1 JANUARY 2017  
PLAN NO. WG5-1-PLG2



**We can search 1,000s  
of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

**naea**  
**propertymark**  
**PROTECTED**

14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)