



**AN OUTSTANDING BUILDING PLOT WITH FULL PLANNING PERMISSION FOR THE ERECTION OF A SELF / CUSTOM BUILD
DETACHED FIVE BEDROOM DWELLING AND A DETACHED DOUBLE GARAGE**

SITUATED AT BEDALE LANE, WATH, RIPON, NORTH YORKSHIRE HG4 5EP

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950
info@robinjessop.co.uk www.robinjessop.co.uk

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SITUATED AT BEDALE LANE, WATH, RIPON, NORTH YORKSHIRE HG4 5EP

- A FIRST CLASS RURAL VILLAGE DEVELOPMENT OPPORTUNITY
- PLANNING PERMISSION FOR THE CONSTRUCTION OF A SUPERB FIVE BEDROOM TWO STOREY RESIDENTIAL DWELLING WITH DOUBLE GARAGE
- PROPOSED GROSS INTERNAL FLOOR AREA – GROUND FLOOR 116.45 M² - FIRST FLOOR 93.84 M² - DOUBLE GARAGE 32.17 M²
- PLOT AREA 669 M² APPROX
- PRIME LOCATION IN THIS ATTRACTIVE VILLAGE
- **Guide Price: £150,000**

SITUATION

Melmerby ¾ mile, Ripon 3 ½ miles, Bedale and Thirsk 8 ½ miles respectively. A6055 Service Road within easy reach of the Motorway Interchanges at Junction 50 at Baldersby and Junction 51 at Leeming Bar. (all distances are approximate). Wath is a popular rural village which is conveniently situated within easy reach of the historic city of Ripon and well placed approximately mid-way between the thriving market towns of Bedale and Thirsk.

The building plot is shown edged red on the attached plan.

DESCRIPTION

This is a prime development site which stands well within the village of Wath. Rarely does a site in such a prime village location come onto the open market.

PLANNING PERMISSION

The site has detailed full planning permission for the erection of a self / custom build detached five bedroom dwelling and a detached domestic double garage in accordance with the Notice of Decision issued by North Yorkshire Council – Application No: 26/00406/FUL dated 20th July 2026 (copy attached).

The property is sold with the benefit of this planning permission, and the Purchaser(s) should satisfy themselves that they can comply with the Conditions set out in the Decision Notice. Please note that the scheme as drawn, has not been submitted for approval under Building Regulations. Please also note that the drawings accompanying the planning permission are not construction drawings,

they are schematic to reflect the detail and design required by the Planning Authority and as described on the Conditions on the Consent Notice. The drawings are as approved.

The permission is subject to a Unilateral Undertaking restricting its development to being by an individual who meets the self / custom build definition. Please contact Andrew Cunningham at Lavingham Planning Consultants for further information (01609 617618).

The planning application drawings are for reference only. Any alterations to the approved scheme must be agreed with North Yorkshire Council. A reduced set of drawings depicting the scheme are attached to these sales particulars.

COMMUNITY INFRASTRUCTURE LEVY CHARGE

The dwelling which was approved as part of Application 26/00406/FUL is liable to the Community Infrastructure Levy. Further details regarding the levy can be found on <https://www.northyorks.gov.uk/planning-and-conservation/developer-contributions/developer-contributions-your-area/developer-contributions-harrogate/planning-and-conservation/developer-contributions/developer-contributions-your-area/developer-contributions-harrogate/community>

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PLANNING CONSULTANT

The Planning Consultant who obtained planning permission for this site is Andrew Cunningham MRTPI, Lavingham Planning Consultants Ltd, 18 Church View, Brompton, Northallerton, North Yorkshire DL6 2QX – 01609 617618.

Email: info@lavingham.com

GENERAL REMARKS AND STIPULATIONS

Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

Services

Mains Electricity – there is mains electricity nearby.

Foul Water – the foul water from the dwelling will connect to the existing adopted Yorkshire Water Authority foul water sewer in Bedale Lane.

Mains Water – the site will be supplied from the existing Yorkshire Water Authority mains water supply pipe located on Bedale Lane.

Tenure

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

Boundaries

The Vendor will only sell such interest, if any as they may have in the boundary fences, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to her.

Where the boundaries are marked by inward facing T marks, these boundaries it is understood will be the responsibility of the purchaser(s).

Easements, Rights of Way & Wayleaves

The property is sold subject to and sold 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.

Without prejudice to the foregoing, it is understood that there are no public footpaths which cross this property.

Directions

From the roundabout on the B6055 (Service Road) take the B6267 towards Masham. Proceed for approximately 1 ½ miles and turn left at the crossroads signed posted Ripon and Wath. Proceed for approximately 2 miles and enter the village of Wath on Bedale Lane, whereupon a Robin Jessop Ltd For Sale board will mark the site of the plot.

Method of Sale

The land is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

If after viewing the building plot you are seriously interested, then it is important that you kindly register your interest with Robin Jessop FRICS or Lauren Terry MRICS, so that we can keep you informed as to how we intend to conclude the sale.

This is particularly important for those who have downloaded the sales particulars from the website and your interest should be registered by email.

Money Laundering Regulations

Please note that if you are the successful purchaser(s) it is now a legal requirement for you to provide two forms of identification. This will need to be provided personally to our Bedale office. We will then take copies of both this and proof of funds which we will also require to comply with Money Laundering Regulations.

Offers

All offers must be confirmed in writing. Please confirm whether your offer is a cash offer. Please note that we will not report any verbal offer.

Useful Addresses

Vendors Solicitors

Messrs Hutchinson & Buchanan, 77 North Street, Ripon, North Yorkshire HG4 1DP. Acting Solicitor: Andrew Hutchinson. Tele: 01765 602156. Email: amh@hb-law.co.uk

Planning Consultant

Mr Andrew Cunningham MRTPI, Lavingham Planning Consultant Ltd, 18 Church View, Brompton, Northallerton, North Yorkshire DL6 2 QX – 01609 617618.

Email: info@lavingham.com

IMPORTANT NOTICE

Robin Jessop Ltd, their clients and any Joint Agents give notice that:

They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents.

Where it is stated that there is planning potential,

Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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PRIME BUILDING PLOT, BEDALE LANE, WATH



EXISTING SITE BLOCK PLAN
PROPOSED NEW DWELLING
LAND ADJACENT SUNNYSIDE HOUSE.
BEDALE LANE, WATH. N° RIPON. HG4 5ER
SCALE 1:200 at A1
DRAWN DECEMBER 2025
PLAN No. E39-1-EX1

PLAN FOR IDENTIFICATION PURPOSES ONLY

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Decision No 26/00406/FUL

Ms P English
c/o Lavingham Planning Consultants Ltd
Mr Andrew Cunningham
18 Church View
Brompton
Northallerton
DL6 2QX
Your Ref:

NOTICE OF DECISION ON PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: Full Planning Permission for Erection of Self/Custom Build Detached Dwellinghouse and Detached Domestic Double Garage

LOCATION: Land Adjacent To Sunnyside House Bedale Lane Wath North Yorkshire HG4 5ER

APPLICANT: Ms P English

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 26 January 2026 for Full Planning Permission, as described above, have resolved to
GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

The conditions to which the permission is subject are as follows:

- 1 The development hereby permitted shall be begun on or before three years from the date of this permission.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the following details as modified by the further conditions of this permission:
 - Plan no. E39-1OS1 Location Plan dated December 2025
 - Plan no. E39-1-PLG1 rev A House Floor Plans dated 21 March 2026
 - Plan no. E39-1-PLG2 rev C House Elevations dated 12 May 2026
 - Plan no. E39-1-PLG3 rev A Garage Plans dated 12 May 2026
 - Plan no. E39-1-PLG4 rev C Proposed Site Block Plan dated 12 May 2026
 - Plan no. E39-1-PLG5 rev B Street Scene dated 30 Mar 2026Energy Efficiency statement Rev A dated 30-04-2026

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- 3 The hours of site preparation and construction work on the site shall be restricted to 0800 to 1800 Mondays to Fridays, 0800 to 1300 Saturdays with no work on Sundays or Bank Holidays.
- 4 If contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either;
- (a) the Local Planning Authority has confirmed in writing that remediation measures are not required, or
 - (b) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.
- 5 Following completion of any measures identified in any approved Remediation Strategy under condition 4 above and before the dwelling hereby granted is occupied a Verification Report shall be submitted to and approved in writing by the Local Planning Authority.
- 6 Further to 5 condition above, where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
- 7 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 8 Prior to any external walling of the dwelling hereby granted commencing full details of bat and bird accommodation shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.
- 9 The dwelling hereby granted shall not be occupied until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority. The crossing of the highway verge and/or footway must be constructed in accordance with the approved details under condition 2 above in association with the Vehicular Footway Crossing Detail E50 of the Local Highway Authority and the following requirements;

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- a) Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
 - b) That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1:40.
 - c) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with the Vehicular Footway Crossing Detail E50 of the Local Highway Authority and maintained thereafter to prevent such discharges.
- 10 The dwelling hereby granted shall not be occupied until a broadband connection with a 30Mbps minimum download connection has been enabled and provision shall have been made in the construction of the dwelling for the future provision of fibre to premises broadband capable of a 100Mbps download connection.

The reasons for the conditions are shown below:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and to ensure sustainable design and facilities.
- 3 So as not to detract from the amenities of the adjoining residential property.
- 4 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors.
- 7 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 8 To provide appropriate ecological mitigation.
- 9 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 10 To ensure appropriate broadband access in accordance with Harrogate District Local Plan Policy T15 given the current lack of a gigabit capable public communications network in the locality.

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INFORMATIVES:

- 1 In respect of condition 4 reference may be appropriate to the following Yorkshire and Lincolnshire Pollution Advisory Group guidance documents and any subsequent revisions:
 - Development on Land Affected by Contamination Technical - Guidance for Developers, Landowners and Consultants (Version 12.2 dated July 2023)
 - Verification Requirements for Cover Systems Technical Guidance for Developers, Landowners and Consultants (Version 4.1 - June 2021)
- 2 In respect of condition 8 it is recommended that appropriate bricks rather than boxes be proposed.
- 3 In respect of condition 9 the referenced documents of the Local Highways Authority can be viewed at <https://www.northyorks.gov.uk/roads-parking-and-travel/roads-and-pavements/road-adoption>
- 4 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through sampling once on site.
- 5 This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.
- 6 This permission does not require the approval of a biodiversity gain plan as at time of the application self-build dwellings were exempted.

You can see the officer's report on the application at www.northyorks.gov.uk/planning. Alternatively, you can contact Customer Services Tel No: 0300 131 2 131 or e-mail customerservices.har@northyorks.gov.uk.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

In dealing with this planning application North Yorkshire Council as the Local Planning Authority has adopted a positive and proactive manner. The Council offers a pre-application service for planning proposals and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, the documents that form the Development Plan, and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption, and are referred to in this notice of decision. Where appropriate, changes to the

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proposal were sought when the statutory determination timescale allowed through seeking solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary.



Martin Grainger
Head of Development Management

Date of Decision: 20 July 2026

Date of Issue: 20 July 2026

NOTE: No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the Council in whose area the proposed development is situated, or of obtaining approval under any other bye-laws, local acts, orders, regulations and statutory provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

Discharging Conditions – A fee is payable for the discharge of conditions attached to planning and other applications. Applications must be made in writing clearly identifying the application number and the conditions. The standard application form can be used but is not mandatory. The scale of fees can be found on the planning website www.northyorks.gov.uk/planning. Please note a fee is payable for each separate request and applications should be determined within 8 weeks of a valid request being received.

NOTE TO APPLICANT/AGENT: The Council posted a site notice publicising this application. If it is still on display, please remove it.

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Community Infrastructure Levy (CIL) Note Accompanying Planning Decision

1. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), a development which has been granted planning permission becomes a CIL chargeable development if it proposes one or more new dwellings, or more than 100sqm of new build floorspace.
2. North Yorkshire Council is the CIL Collecting Authority for developments in North Yorkshire.
3. The Council will use the CIL Form 1 : Additional Information submitted with the planning application, alongside other application documents, to determine whether the application is CIL chargeable and to calculate the CIL charge.
4. If your application is deemed to be CIL liable, the charges will be calculated in accordance with the Community Infrastructure Regulations 2010 (as amended) and the applicable CIL rates from the Charging Schedule
5. The CIL is charged in pounds per square metre and is calculated by multiplying the applicable CIL rate by the proposed gross internal area (GIA) proposed by the development. The floorspace of existing buildings to be retained or demolished as part of the development will be deducted from the CIL chargeable area if part of the existing building has been in its lawful use for at least six months in the three years prior to permission being granted.
6. After permission is granted, the Council will issue a **CIL Liability Notice** if CIL liability has been triggered, which will set out the CIL charge payable on commencement of the development. The CIL charge will also be registered as a Local Land Charge against the relevant land.
7. **One (or more) of the development parties must assume liability to pay CIL for a CIL chargeable development by submitting an Assumption of Liability Form .**
In the absence of this form, liability will default to site owner(s).
8. A development may be eligible for relief or exemption from CIL if it includes affordable housing, is owned by a charity and will be used wholly or mainly for charitable purposes, or is a self-build project. Relief or exemption must be claimed prior to commencement by submitting the appropriate claim form. Further information can be found on the GOV.UK website at www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions.
9. North Yorkshire Council do not have a policy for granting discretionary charitable relief or exceptional circumstances relief and will not accept claims made on this basis.
10. **You must inform the Council when the development is going to start by submitting a Commencement Form or a Notice of Chargeable Development (for permitted development)**
11. Once the Council has been notified that development works have commenced, a CIL Demand Notice will be issued setting out the total amount payable, how to pay, and when payment is due.

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12. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed, and you will not benefit from the instalments policy.
13. Late payment interest and surcharges will be imposed if payment is not received by the due date.
14. Continued failure to pay CIL liabilities due will result in the Council initiating enforcement action, including serving a CIL stop notice prohibiting further development on the site, and applying to a magistrates' court for a Liability Order to recover the debt through the seizure of assets.
15. Further information on CIL and all CIL forms are available on the Planning Portal at https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy_guidance on the Community Infrastructure Levy can be found on the Gov.uk website at <https://www.gov.uk/guidance/community-infrastructure-levy>
16. For further information on CIL please contact the S106 and CIL Delivery Officer at Planningobligations.har@northyorks.gov.uk

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Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Otherwise, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a household appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission or prior approval for a household application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.



PROPOSED SITE BLOCK PLAN
 PROPOSED NEW DWELLING
 LAND ADJACENT SUNNYSIDE HOUSE.
 BEDALE LANE, WATH, Nr RIPON. HG4 5ER
 SCALE 1:200 at A1
 DRAWN DECEMBER 2025
 PLAN No. E39-1-PLG4
 rev A - 21mar2026
 rev B - 30mar2026
 rev C - 12may2026

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STREET SCENE
 PROPOSED NEW DWELLING
 LAND ADJACENT SUNNYSIDE HOUSE.
 BEDALE LANE, WATH, Nr RIPON, HG4 5ER
 SCALE 1:100 at A1
 DRAWN DECEMBER 2025
 PLAN No. E39-1-PLG5
 rev A - 21mar2026
 rev B - 30mar2026

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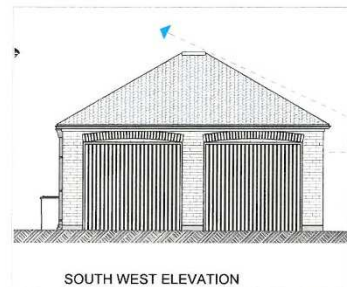


HOUSE ELEVATIONS
 PROPOSED NEW DWELLING
 LAND ADJACENT SUNNYSIDE HOUSE.
 BEDALE LANE. WATH. Nr RIPON. HG4 5ER
 SCALE 1:50 at A1
 DRAWN DECEMBER 2025
 PLAN No. E39-1-PLG2
 rev A - 21mar2026
 rev B - 30-april2026
 rev C - 12-may-2026

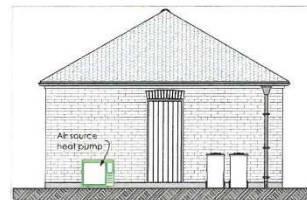


HOUSE FLOOR PLANS
 PROPOSED NEW DWELLING
 LAND ADJACENT SUNNYSIDE HOUSE.
 BEDALE LANE. WATH. Nr RIPON. HG4 5ER
 SCALE 1:50 at A1
 DRAWN DECEMBER 2025
 PLAN No. E39-1-PLG1
 rev A - 21mar2026

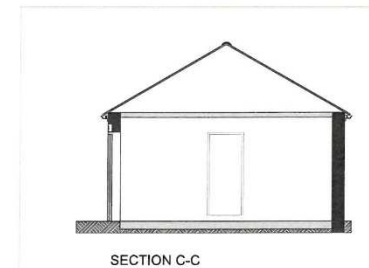
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SOUTH WEST ELEVATION



NORTH WEST ELEVATION



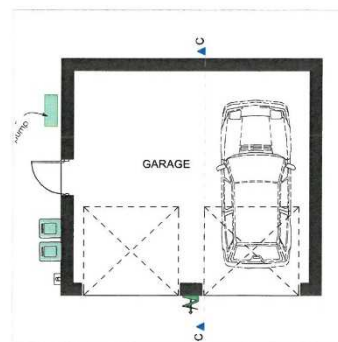
SECTION C-C



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



GARAGE PLANS
PROPOSED NEW DWELLING
LAND ADJACENT SUNNYSIDE HOUSE,
BEDALE LANE, WATH, Nr RIPON, HG4 5ER
SCALE 1:50 at A1
DRAWN DECEMBER 2025
PLAN No. E39-1-PLG3
rev A 12-may-2026