Lister Haigh
EST. 1919

- Rural Consultants
- Land & Development
- Equestrian & Leisure
- Architectural



Guide Price £995,000

- Development Opportunity
- Outline Planning Permission for up to 9 houses
- 1.97 acres (0.79 ha)
- 7,593 sqft (indicative layout)
- Village location
- Rural views

Joiners Yard, Hackforth Road, Patrick Brompton, Bedale, DL8 1JR

Development Opportunity for up to 9 Dwellings, located within the charming village of Patrick Brompton.







Joiners Yard, Hackforth Road, Patrick Brompton, Bedale, DL8 1JR

Bedale 3.5 miles, Ripon 19 miles, Leeds 47 miles (all distances approximate)

Patrick Brompton is located between the market towns of Bedale and Leyburn, set at the foot of Wensleydale but with easy access to the A1 motorway. The Joiners Yard is located to the north east side of the village. The site occupies a quiet secluded position in the village as well as having a rural setting.

The site presently comprises detached garages, sheds and external storage within its southern portion and agricultural (grazing land) within its north. The property is served by an access at its eastern edge, taking access from Hackforth Road.

Outline planning consent has been granted on 16th July 2026 under application reference ZD24/00324/OUT for residential development for up to 9 dwellings. The indicative layout provides for a 7,593 sqft layout (5 x detached, 4 x semi-detached), with open space and play area, together with land to provide for the BNG.

A well rated primary school is located in the next village, Crakehall, with secondary schools in Bedale, Leyburn and Richmond.

Directions

Leave Bedale on the A684 heading west towards Leyburn. Continue into Patrick Brompton and after approximately 120m, Hackforth Road is located on the right hand side. On entering Hackforth Road, continue for approximately 150m and the site is located on the left hand side, identified by the "For Sale" board.
what3words: tonality.hamsters.vision

Local Authority

- North Yorkshire Council, Racecourse Lane, Northallerton, DL7 8AD
  Tel: 0300 131 2131

Tenure, Services

- Freehold with vacant possession on completion
- Foul drainage proposed to mains network
- Mains Electric

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Viewing

Strictly by apponitment through the Selling Agents only.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

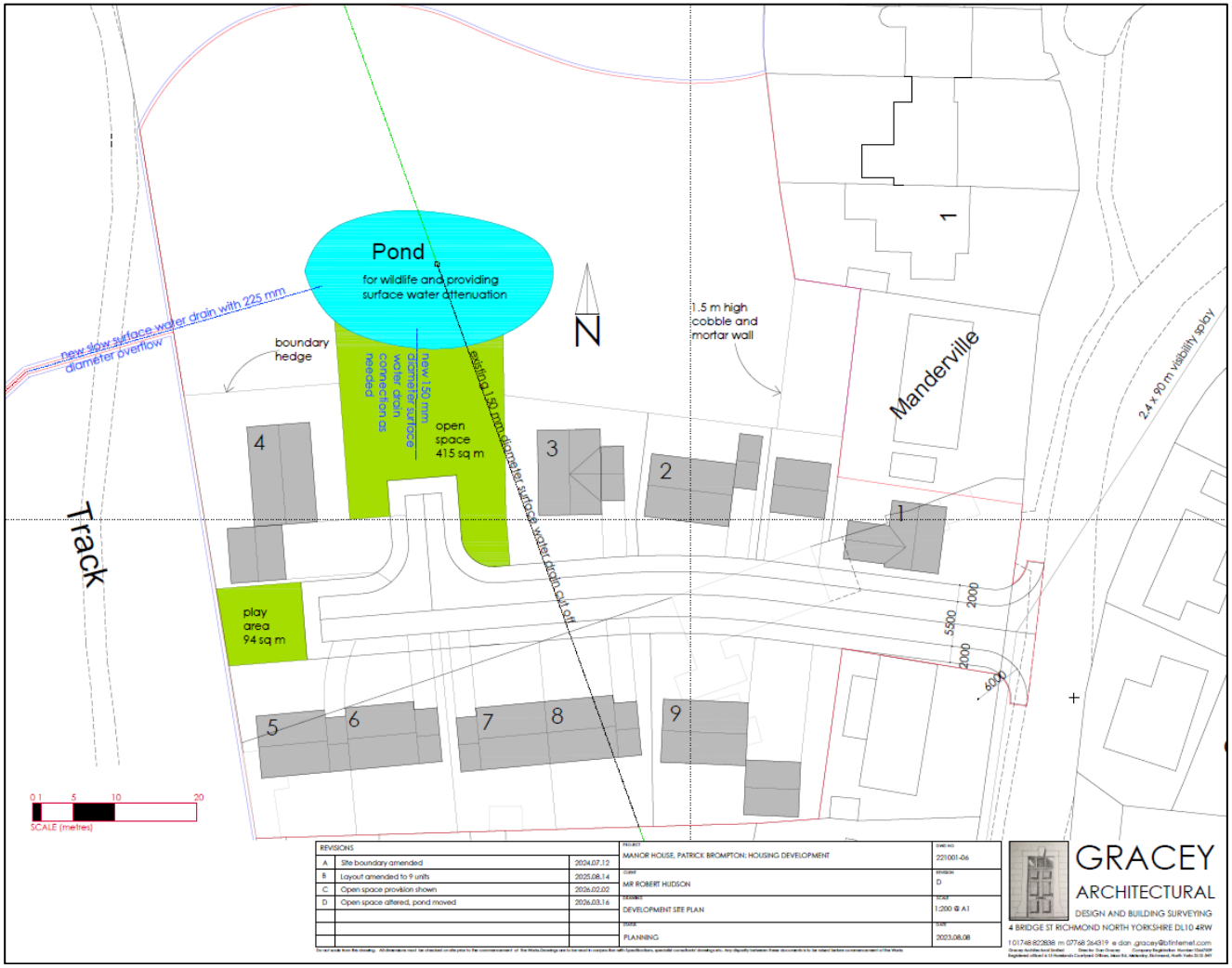
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH260091





Indicative Site Plan



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