



## Brakehill Farm, Rainton, Thirsk, North Yorkshire YO7 3PH

### Prime residential development opportunity

An exciting and increasingly rare opportunity to acquire a significant residential development site on the northeast fringe of the sought after North Yorkshire village of Rainton, adjacent to open greenbelt countryside and with detailed planning permission granted to create 7 individual dwellings in a delightful semi rural setting.

Offers in excess of £1,500,000

Brakehill Farm, Rainton, Thirsk, North Yorkshire YO7 3PH

**Carter Jonas**

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## Information

### General comments

Development opportunity of this nature are few and far between.

The sale of Brakehill Farm with the benefit of detailed planning permission is one of an increasingly rare opportunity to create 7 private residences in what will be a charming enclave of individual houses adjacent to open countryside, yet within 10 miles from the market town of Thirsk and 3 miles from junction 49 of the A1(M).

Three of the proposed dwellings are conversions of existing traditional stone barns, two being complete new build, and two further Class Q units in contrast.

### Location

Rainton is a peaceful and idyllic village, virtually equidistant from Ripon and Thirsk, and enjoys a beautiful countryside location complete with a cricket club, village green, recreational area, and pub. Its enviable position between the market towns of Ripon and Thirsk makes the village ideally placed to provide all the advantages of rural living while having a wide variety of services and amenities only a short journey away. Thirsk offers a great train network with services direct to Manchester Airport and London's Kings Cross.

Five miles to the south and sat on the banks of the River Ure is the Cathedral city of Ripon with an excellent range of amenities including independent shops, a popular weekly market, a selection of restaurants and bars, a cinema, racecourse, golf course, and leisure centre. The city has several schools including Ripon Grammar School, historically rated as the top state school in the north, Outwood Academy plus a good choice of primary schools. In addition, there is a good range of private

schools, including Queen Mary's and Cundall Manor, and others within a 30 minute drive in York, Bedale, Durham, and Barnard Castle.

The popular Spa town of Harrogate is a 20 minute drive away offering excellent amenities and most denominations of schools.

To the north is Thirsk, made famous by the books, films, and television series based on the life and work of vet James Herriot. Thirsk is a bustling, traditional market town with a cobbled square holding twice-weekly markets. This is complemented perfectly by a selection of shops, cafes, and restaurants. All of this is set amongst North Yorkshire's stunning countryside and those seeking the outdoors are spoilt for choice with some of the country's most breathtaking scenery on the doorstep.

### Planning

Planning permission was granted by North Yorkshire Council on four separate applications as follows

- **Decision No ZC23/03940/FUL:** Full planning application for conversion of existing agricultural buildings to create three dwellings with ancillary works
- **Decision No 21/02187/PIP:** Permission in Principle for demolition of existing agricultural building and erection of two dwellings
- **Decision No ZC23/02003/TDCMIN:** Technical Detail Consent following granting of Permission in Principle 21/02187/PIP for the demolition of the existing agricultural building and erection of two dwellings
- **ZC24/01157/PBR:** Prior approval granted (under Class Q conversion) for proposed conversion of an agricultural building to two dwellings, with associated building works.

Copies of the full decision notices together with a complete set of documents are available on the North Yorkshire planning web portal: [northyorks.gov.uk](https://northyorks.gov.uk)

Use the public access section and put in the appropriate application number/s provided above.

Using the current proposed floor plans for each of the 7 dwellings these could provide an overall floor area/living space of some 18,000 sq ft. Plots 1, 2, 3, 6 & 7 will have formal garden space and garageageing whereas the two Class Q units 4 & 5 will have less outside space and allocated parking areas.

### Plans and elevations

Please note that these are indicative proposals of the finished product and are therefore for identification purposes only.

### Tenure

Freehold with vacant possession given on legal completion.

### Viewing

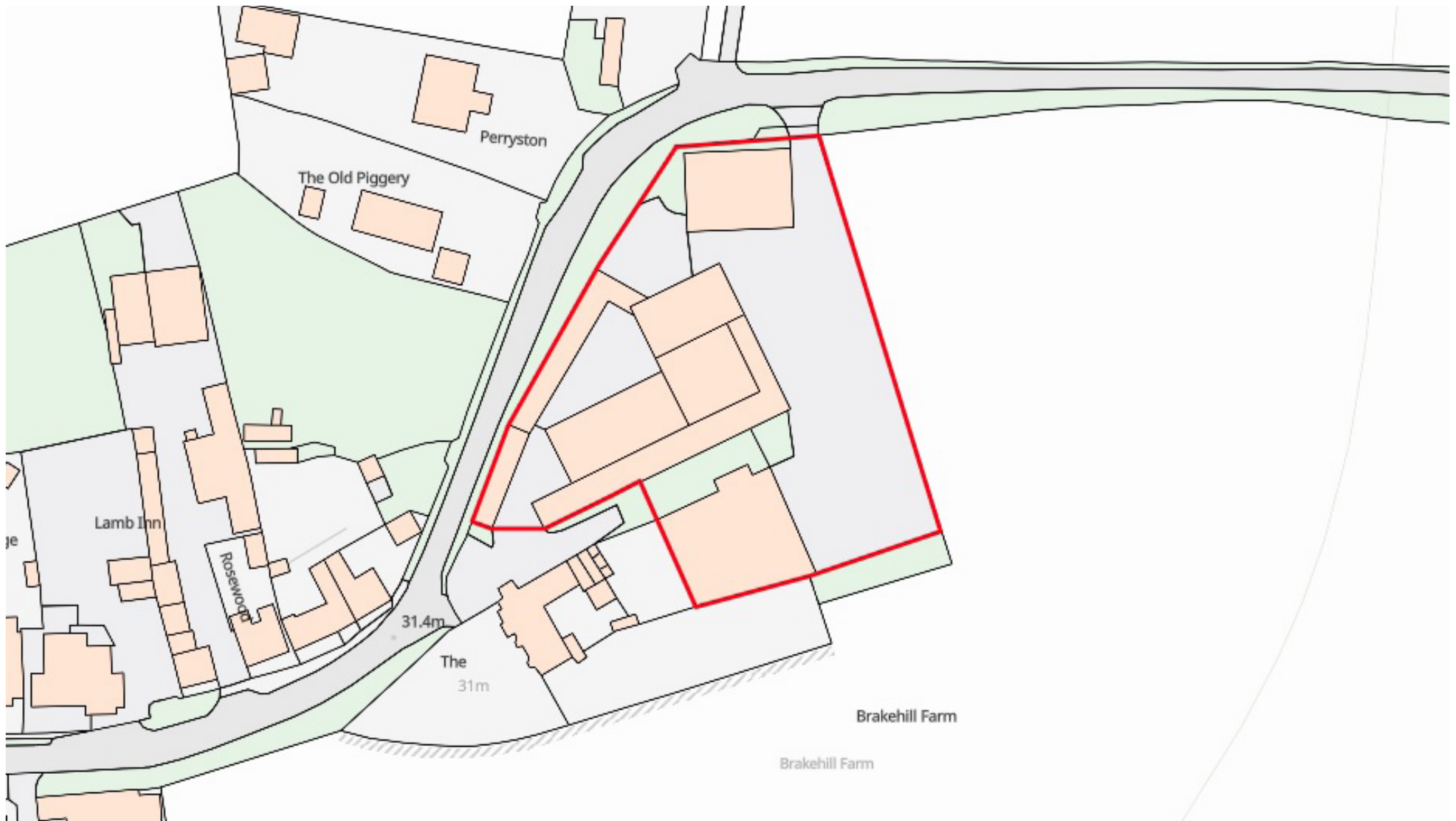
Possession of these sales particulars will be sufficient authority to inspect the site but applicants do so at their own risk.

### Directions

Postcode – YO7 3PH

Leaving the A1(M) from junction 49 travelling east on the A168 Dishforth Road, at the second roundabout turn left signposted Rainton. After some 1 ½ miles upon entering the village along Spring Hill continue along Sleights lane and just as you leave the village to the east, Brakehill Farm is the last collection of buildings on the right.

## Existing site plan



## Elevations – Plots 1, 2 & 3



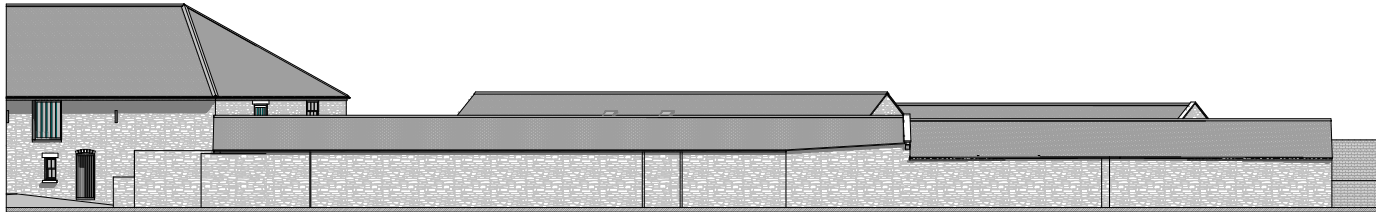
EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION - TO ROAD



WEST ELEVATION

PROPOSED BARN ELEVATIONS 1 of 2  
BRAKEHILL FARM, RANTON, YO7 3PH  
SCALE 1:100 @ A1  
SEPTEMBER 2023 P75-2-PLG3

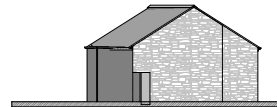




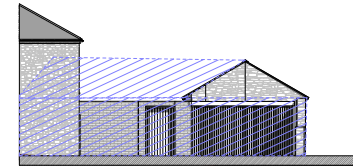
## Elevations – Plots 1, 2 & 3



SOUTH ELEVATION - INTERNAL COURTYARD



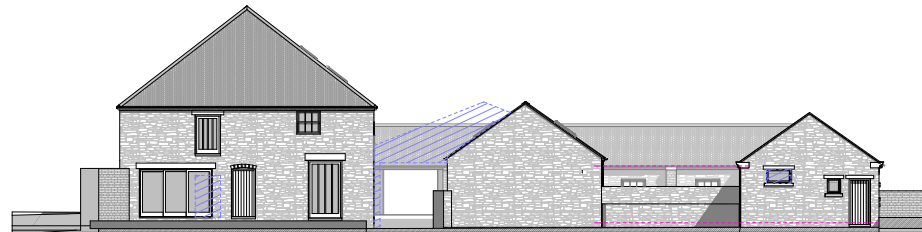
SOUTH ELEVATION



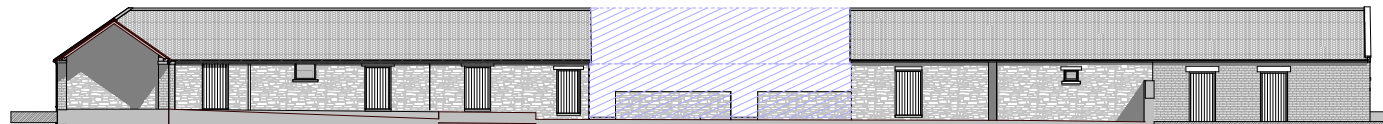
EAST ELEVATION



EAST ELEVATION - INTERNAL COURTYARD



WEST ELEVATION

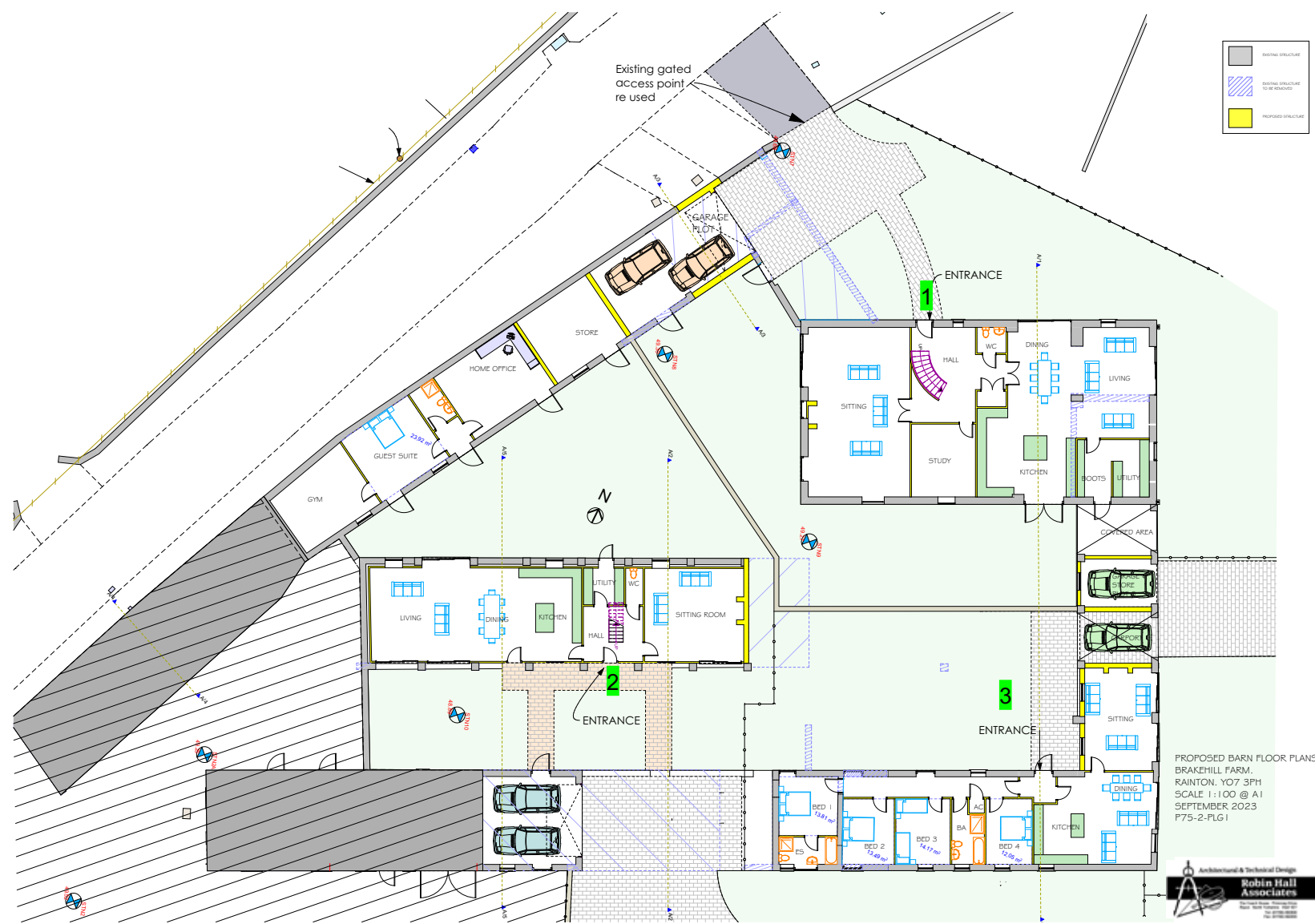


NORTH ELEVATION

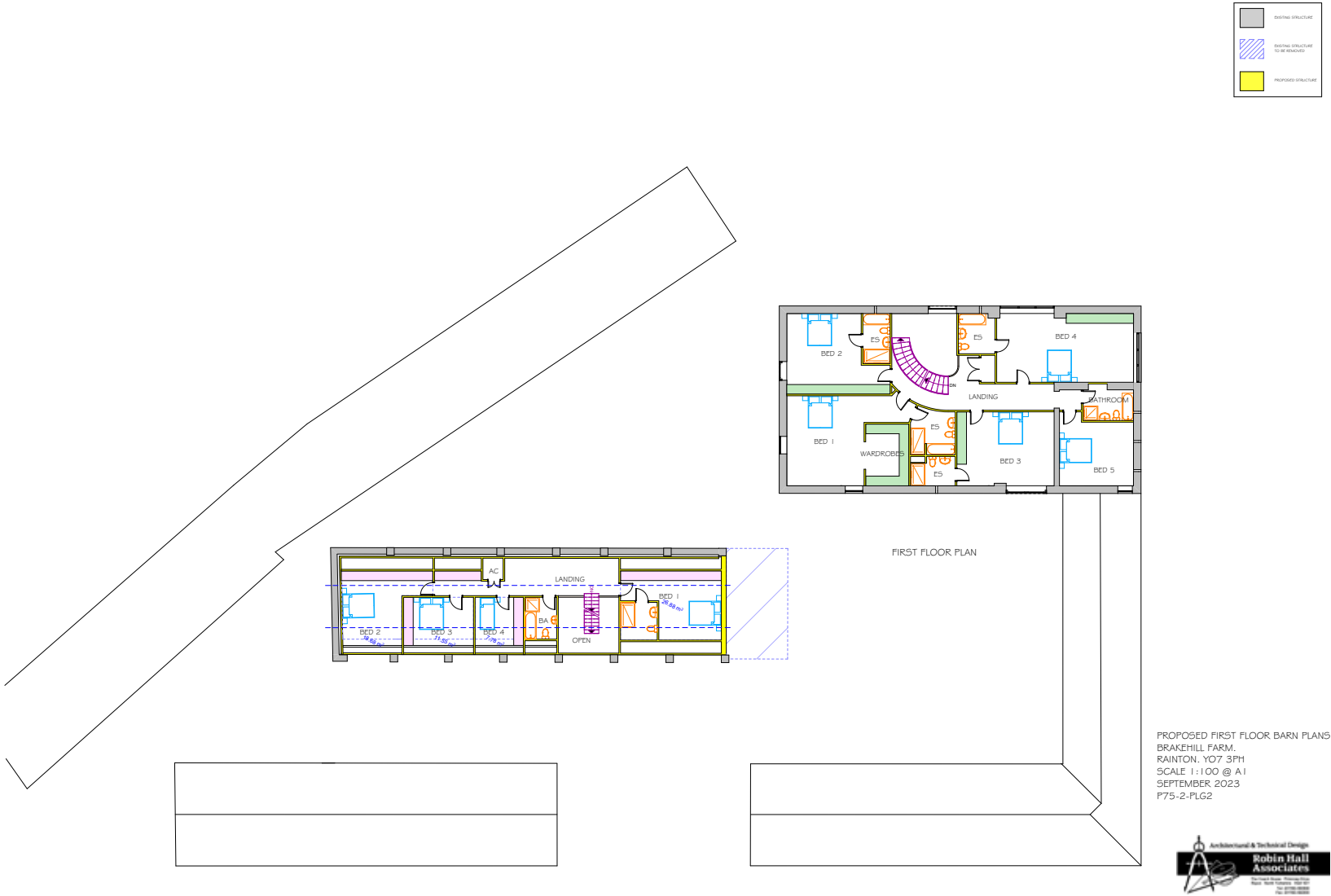
PROPOSED BARN ELEVATIONS 2 of 2  
BRAKEHILL FARM, RANTON, YO7 3PH  
SCALE 1:100 @ A1  
SEPTEMBER 2023  
P75-2-PLG4



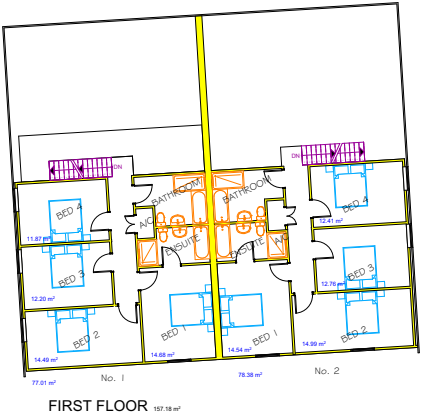
Proposed ground floor plans - Plots 1, 2 & 3



Proposed first floor plans – Plots 1 & 2



# Elevations and proposed floor plans - Plots 4 & 5



PROPOSED BARN CONVERSION  
FLOOR PLANS, ELEVATIONS and SECTION  
BRAKEHILL FARM, RAINTON, YO7 3PH  
SCALE 1:100 @ A1  
MARCH 2024  
P75-4-CLASS Q-1  
rev 19-05-2024 material allocation defined





Elevations and proposed floor plans – Plots 6 & 7



EAST ELEVATION - PLOTS 6 & 7



SOUTH ELEVATION PLOT 7



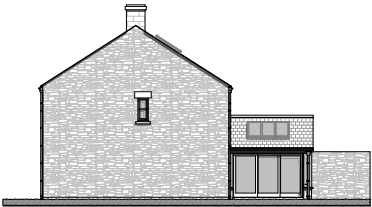
WEST ELEVATIONS - PLOTS 6 & 7



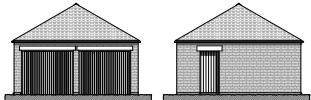
NORTH ELEVATION - PLOT 6



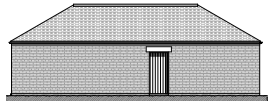
SOUTH ELEVATION - PLOT 6



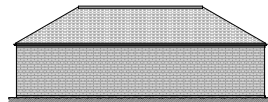
NORTH ELEVATION - PLOT 7



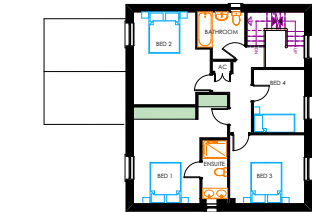
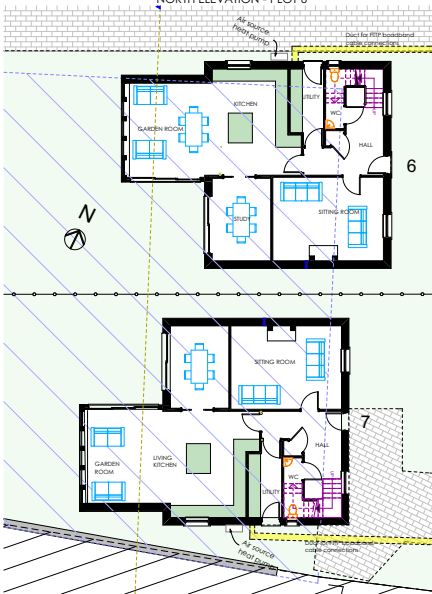
FRONT ELEVATION REAR ELEVATION



SIDE ELEVATION

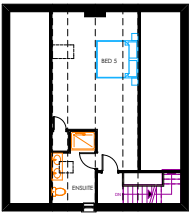
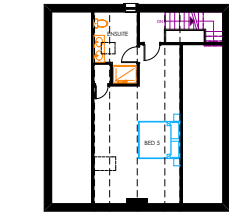


SIDE ELEVATION

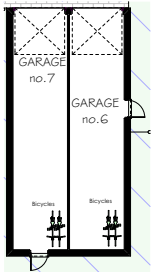


FIRST FLOOR

Space standards in square metres  
Bed 1 = 18.00 double bed  
Bed 2 = 15.00 double bed  
Bed 3 = 12.01 double bed  
Bed 4 = 7.60 single bed  
Bed 5 = 27.59 double bed



SECOND FLOOR



PROPOSED DWELLINGS PLOTS 6&7  
BRAKEHILL FARM, RANTON, YO7 3PH  
SCALE 1:100 @ A1  
MAY 2023 P75-2-PIF2



## Contact

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Note: All plans not to scale