

**FOR SALE – Offers in the Region of £185,000**

**Orton Works, Adj to Hill Close, Reeth,  
Richmond, North Yorkshire, DL11 6SQ**

**Residential Development Opportunity – Extending to 0.22 (Approx.)  
Planning Consent for 3 x New Build Dwellings for Local Occupancy**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

Orton Works lies adjacent to Hill Close approximately 100m north of Reeth Market Place forming part of a residential street. Reeth is a popular and affluent North Yorkshire village within the parish of Reeth, Fremington and Healaugh, in upper Swaledale. In the heart of the Yorkshire Dales National Park, the village of Reeth has amenities that include a number of public houses, local shops and a range of guesthouses and holiday accommodation. Reeth lies approximately 11 miles west of Richmond, 14 miles south of Barnard Castle and 26 miles west of Northallerton. The Village is connected to main transport links via the B6279 and access to the A66 and A1(M) is available within a short driving distance.

## DESCRIPTION

The site comprises a former commercial joinery and builders yard extending to approximately 0.22 Acres.

There are two detached stores in semi-derelict condition for demolition. The stores were not accessible at the time of the Agent's inspection. An asbestos report has been completed and is available for inspection.

The site is bound by Hill Close and its dwellings from the west, and a retaining stone wall to open countryside from the east.

The principal access is via Hill Close. There is ancillary access from the south however this will become redundant through the development.

The site is predominantly concrete surfaced and there are footings from a former commercial store. An intrusive site investigation report has been undertaken and is available for inspection via request from the Agent.

## PLANNING PERMISSION

The site was granted planning permission in September 2023 for the demolition of redundant buildings and development of 3 x local occupancy dwellings.

All associated documentation is available to view via the Planning Portal provided by the Yorkshire Dales National Park Authority (Public Access)

**PLANNING REF: R/07/87F**



## LOCAL OCCUPANCY

The local occupancy criteria is confirmed in Appendix 5 of the North Yorkshire Local Plan (2015-2030). Further information is available via request from the Agent.

## AGENTS NOTE

All site plans, sizes and aerial photography are provided for identification purposes only and without reliance. Interested parties should qualify this information with their professional advisors and through their own enquiries.

## SERVICES

We are advised by our client that mains water, electricity and drainage are presently connected. The status of these services is not known and interested parties must rely on their own enquiries.

## TENURE

Freehold (Title Nos: NYK471874 and NYK488799)

## VAT

We are advised by our client that VAT is not applicable to the sale price.

## VIEWING

Strictly by appointment only through the Agents.



*\*For identification purposes only*

**18 St Cuthberts Way  
Darlington,  
County Durham  
DL1 1GB  
Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS





**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

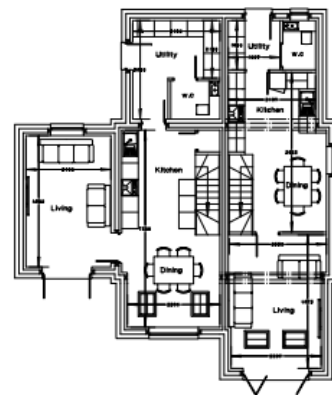
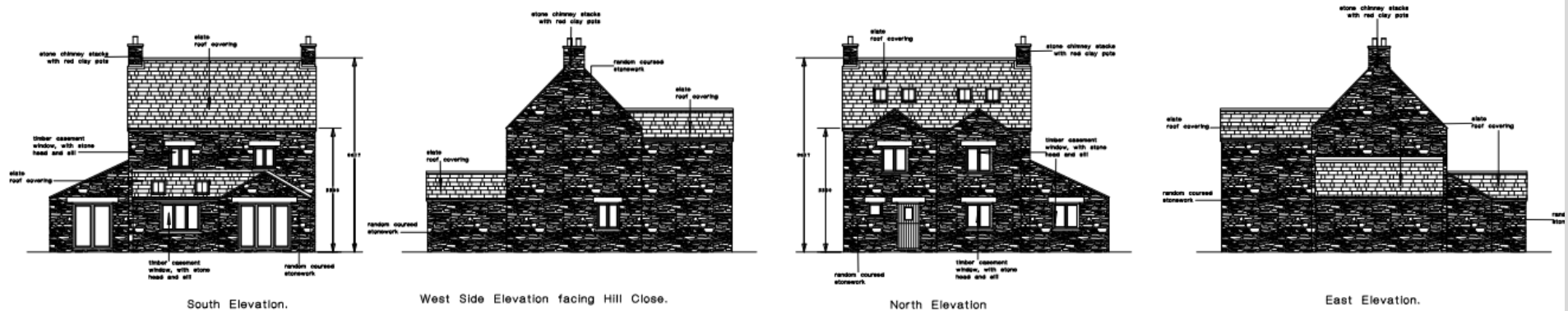
**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**

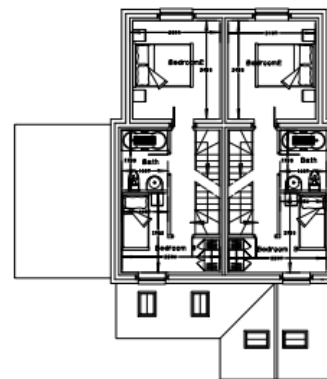


**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS

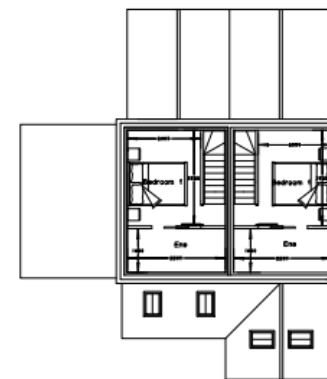




Ground Floor Layouts.



First Floor Layout.

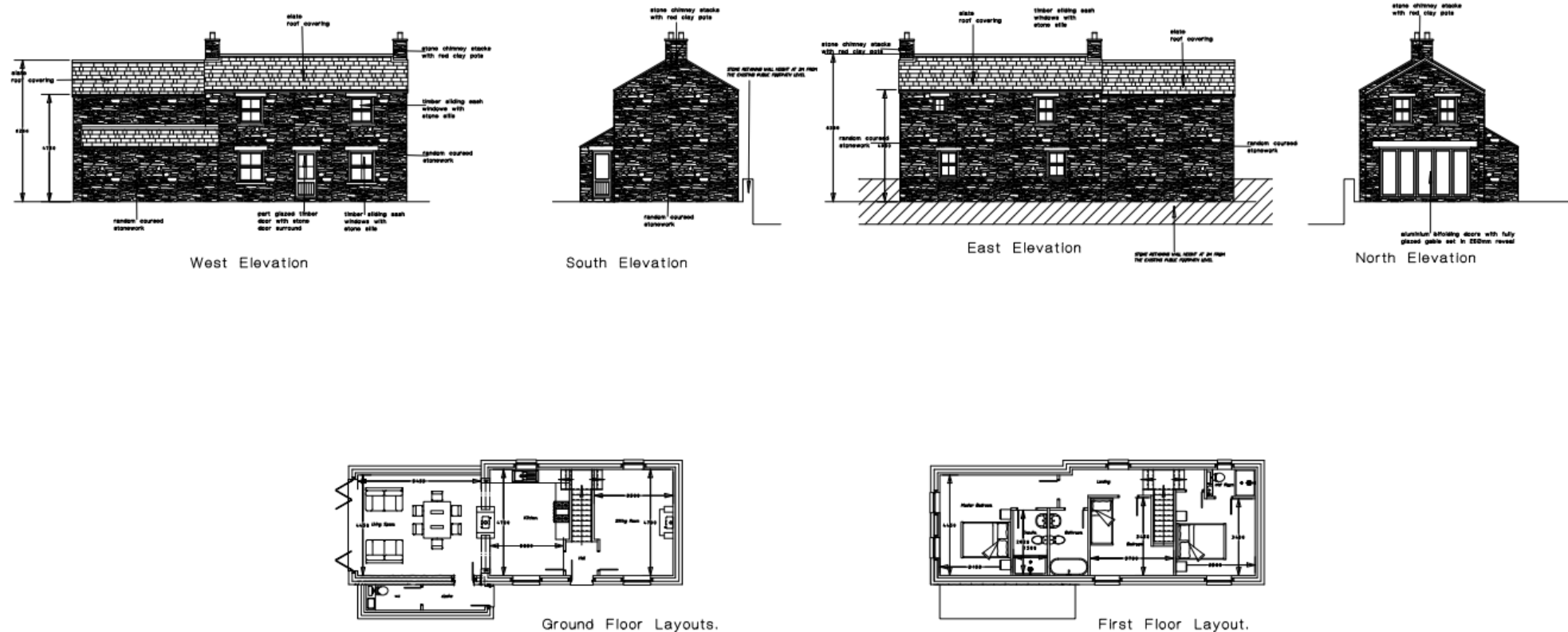


Second Floor Layout.

**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**