



KINGSLEY FARM, HARROGATE

Prime Housing Development Site with Outline Planning Consent

Approx 6 acres (2.43 ha) - FOR SALE BY INFORMAL TENDER

Kingsley Farm Development, Kingsley Road, Harrogate HG1 4RF

Prime Housing Development Site with Outline
Planning Consent Secured March 2015.

Available Freehold

Site area approx 6 acres (2.43 ha)

For Sale by Informal Tender

Offers to be received no later than 12 noon on
Friday 10th July 2015.

Full documentation is available to download on the Fordy
Marshall website: www.fordymarshall.com/Kingsley Farm

Location

The subject site is located on the east side of Harrogate Town Centre with access from Kingsley Road, a public highway which links Bogs Lane to the north east of the property with Knaresborough Road to the south.

The property is approached through an established residential area and is otherwise surrounded by what is currently open countryside.

The site offers potential to create a very attractive new residential housing scheme, located on the urban fringe, with the benefits of a superb semi-rural position yet within level walking distance of Harrogate Town Centre, The Stray, Harrogate Hospital and Granby High School to name just a few significant destinations, as well as being in close proximity to many local facilities at nearby Starbeck High Street.

Harrogate 1.5 miles; Starbeck 0.25 miles; Knaresborough 2 miles

Description

The land comprises part of Kingsley Farm, which has until recently been occupied and used by Chippindale Foods Ltd as an egg packing and processing facility.

The existing set of buildings within the site are predominantly former poultry sheds and converted agricultural buildings together with a newer steel framed purpose built packing bay which was constructed in 2005. These structures will need to be cleared to make way for the new development.

Part of the former farmstead is to be retained by our clients. These will include 3 former poultry sheds, which are to be demolished and cleared, and the original part of the farm buildings and farmhouse. The stone farm buildings have already been re-developed and converted for office use and our clients are looking at the potential to change the use for additional residential accommodation.

The overall site for which planning consent has been achieved extends to approx 8.18 acres (3.31 ha). Of that area, approx 2.18 acres (0.88 ha) is to be retained by our clients which includes 4 consented residential plots (this is shown crosshatched black on the masterplan enclosed). The intention is that our client's family will occupy at least one of the dwellings and the remainder will be held for them to carry out their own development in due course.

The area of land offered for sale will therefore extend to approximately 6.0 acres (2.43 ha). This is shown outlined red on the plan enclosed.

The property will be sold as seen, including the existing buildings on site, with an obligation for the purchasers to carry out demolition and site clearance. There will also be reservations for access in favour of our clients (see below).

Proposed Development

The current planning application was submitted in outline with everything save for the access to Kingsley Road reserved. An indicative Masterplan has been prepared which shows the site, including the area to be reserved by our clients, could accommodate a total of 61 dwellings, with a mix of types and sizes. Of this number, 4 of the plots are to be retained by our clients. It is expected that the successful purchaser will wish to incorporate their own housing mix and designs.

The current Masterplan identifies an average net density across the overall site of 18.4 dwellings per hectare, and 23.4 dwellings per hectare on the site area to be sold.

A summary of the house types and mix as per the Masterplan is set out below:

House Type	No.	No. excluding retained land
2 bed houses	21	21
3 bed houses	31	31
4 bed houses	8	5
5 bed house	1	0
Total	61	57



hatch architects

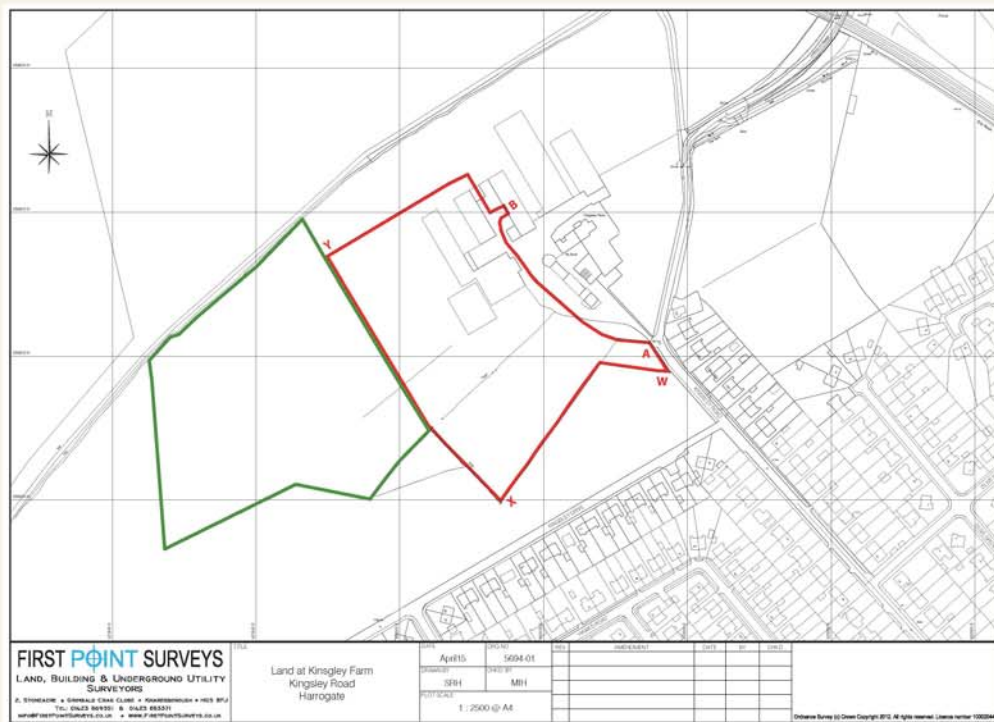
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Client: Mr. Chippindale

Project: Proposed Kingsley Farm Redevelopment

Drawing title: Proposed Site Layout, Option 9, Marketing Plan

Drawn By:	PJD	Checked By:	
Date:	15.05.15	Scale:	1:500 @ A1
Sheet No:	1000.10	Revision:	A



Adjacent Land

Our clients own additional land to the south west of this site which they have put forward to Harrogate Borough Council for consideration as a future phase of development. This extends to approximately 6 acres and is shown outlined green on the site plan enclosed. There will be an obligation on the purchaser to construct roads and services to this land. Please see conditions of sale/reservations below.

Our clients are willing to entertain offers to secure option rights over this additional land should purchasers wish to consider this.

Conditions of Sale / Reservations

As our clients intend to retain part of the site certain reservations will be included as part of any sale. Full details will be supplied in due course as part of the conveyancing process but these will include:

- Reservation of rights of way across the new access estate roadways, at any time, and for any purposes, for all the retained land.
- Reservations for the rights to connect into service media, pipes, drains, conduits etc, in order to service the proposed development as part of the

current outline consent (i.e. the four plots to be retained) as well as for any conversion/development of the existing stone farm buildings etc.

- Reservation to either connect into existing services, or the right to enter into the land being sold, to lay new services, sufficient to meet the requirements of any future development of the retained land to the West.
- Reservations of a 1m ransom strip along the southern and part of the western boundary, where the land adjoins third party ownerships.

In addition to the reservations on title, the sale of the area identified, (the red boundary land) will also need to be conditional upon certain contractual obligations on the purchaser. They will include:

- An obligation on the Purchaser to submit their reserved matters/detailed application on the land within a period of no more than 6 months from conditional/unconditional exchange.
- An obligation on the Purchaser to construct the new estate roadway, and access point to Kingsley Drive, to adoptable standards, to at least a base wearing course, between points A – B (to be defined – but to include the stretch between the entrance area and the hammerhead leading into the retained development land) within a period of no more than 12 months from completion, and to use all reasonable endeavours to get the road adopted within no more than 2 years from completion. Should there be a requirement to substantially alter the route of the new estate road, such alterations to be subject to the Vendors prior approval.
- An obligation on the Purchaser to construct new estate roads, providing access points in at least 1 location within each of the southern and western boundaries (between points W-X and X-Y as defined on the site plan), to an adoptable standard, and to a size and capacity suitable to deliver housing development on the adjacent land. The roads to be built up to a point not less than 2m from the respective boundaries, with any land separating the roads from the boundaries to be conveyed back to the Vendor, such that there should be no ransom created between the new adopted estate roadways and the adjoining land.
- An obligation on the Purchaser to accept responsibility for extinguishing all required conditions associated with the outline planning application on the subject site, including the area being retained, and payment of all associated S106 costs. They will also be required to accept delivery of all the affordable housing requirements, including for the area being retained by our client, within the site being sold. The Purchasers will contract to implement the outline consent, and indemnify the Vendors against any liabilities arising from S106 payments/delivery of affordable housing.



Legal Title & Tenure

The property is held freehold and can be offered with vacant possession on completion. The site forms part of Title No. NYK380032 and NYK 331004.

Planning

The site received Outline Planning Consent for residential development for a maximum of 61 two storey dwellings on 31st March 2015. Planning Application Reference 14/00128/OUTMAJ. "Outline application for residential development with access and scale considered".

Section 106 / Affordable Housing Requirement

A Section 106 Agreement will need to be put in place. This will include a commuted payment towards education, and public open space, as well as the details for provision of affordable housing. The figures agreed in respect of the former are:

Public Open Space:	£122,355.39
Education:	£71,379.00

Affordable housing commitments are yet to be finalised. The Vendors have been undertaking viability negotiations with Harrogate Borough Council. Following the introduction of the Vacant Building Credit (VBC) the Council have now accepted there will be a VBC equating to 5,028.3 sqm (54,125 sqft) relevant to the development proposed. It is expected this will reduce the affordable requirement to circa 10%, depending on the final floor areas proposed at Reserved Matters stage. Purchasers will be required to make suitable allowances in their bids.

Harrogate Borough Council have not yet introduced the Community Infrastructure Levy (CIL) and are not scheduled to do so until Spring 2018.

Planning Authority

Harrogate Borough Council:	PO Box 787, Harrogate HG1 9RW
Planning Services:	01423 556 666

Services

Mains water, electricity, gas and drainage are available to the property. It will be the responsibility of the purchaser/purchasers to ensure they are available and adequate for any future development.

Wayleaves, Easements and Rights of Way

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights whether mentioned in these particulars or not.

Method of Sale

The property is offered for sale by Informal Tender unless otherwise directed. Offers are to be submitted no later than 12 noon on Friday 10th July 2015. Please refer to the Fordy Marshall website for updates.

Our client will consider unconditional offers, and, offers conditional on reserved matters planning consent.

VAT

We understand that VAT is not payable on the property, however, all offers should be made exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs in this transaction.

Viewing

If you wish to enter the site, this is strictly by prior arrangement with the agents. The Vendors and their agents accept no liability for anyone who enters the site.

Further Information

A full range of technical reports and surveys submitted to Harrogate Borough Council as part of the application are available to download from the Fordy Marshall Website (fordymarshall.com/Kingsley Farm). Alternatively an usb flashdrive can be provided on request.

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Particulars Prepared: May 2015
Photographs Taken: April 2015
Reference: FM/006



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