

**DEVELOPMENT
LAND**



LAND AT WEST END, DISHFORTH, NORTH YORKS YO7 3LN
Edge of Village Residential Development Opportunity
For Sale with Outline Planning Consent for 72 Dwellings (Approx 4.39 ha / 10.85 acres)



Land at West End, Dishforth North Yorkshire YO7 3LN

Exceptional Edge of Village
Residential Development Opportunity

Available Freehold as a Whole

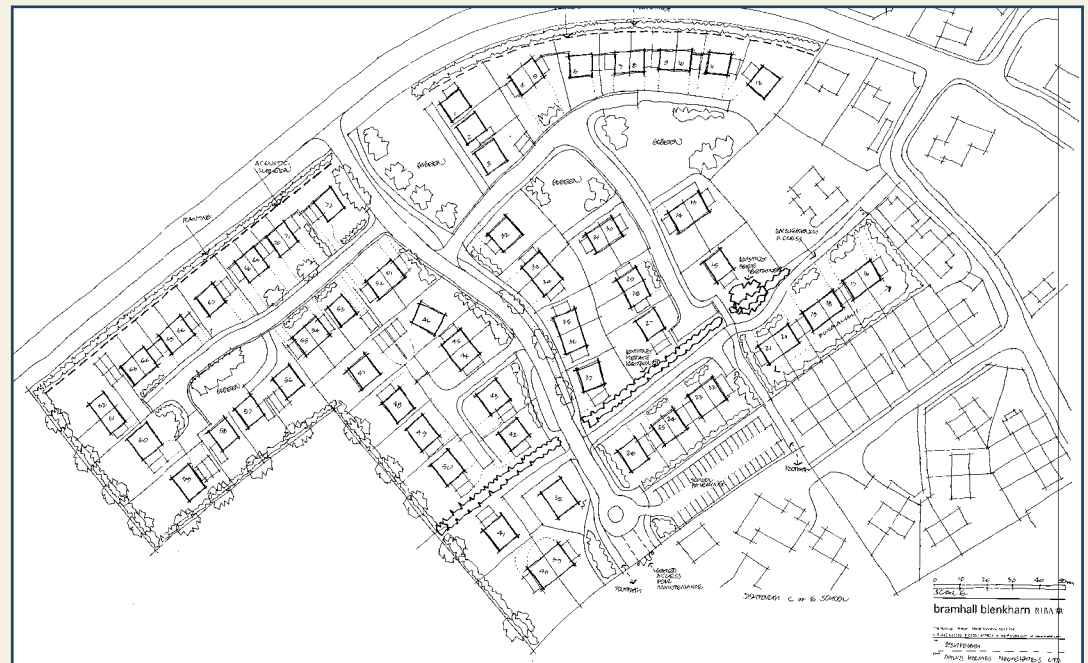
Approx 10.85 acres (4.39 ha)

Outline Planning Permission Granted 4th July
2017 for 'the erection of up to 72 dwellings, school
approach road and car park with access considered'
Application Reference No. 16/04981/OUTMAJ

For Sale by Informal Tender.

Offers to be received no later than 12 noon on
Friday 22nd September 2017

www.fordymarshall.com/Land at West End Dishforth



Location

The Village of Dishforth is located in the Harrogate District of North Yorkshire towards the north west of the Vale of York.

The village occupies a strategic position close to J49 of the A1 (M), with immediate access to the A168/A1 interchange making it an ideal location for ease of commute either to Teesside, Leeds, York or Harrogate.

Dishforth lies approximately midway between the Market Towns of Boroughbridge (5 miles), Ripon (5 miles) and Thirsk (8 miles).

This attractive and established village benefits from a thriving and popular primary school, two public houses, village hall, church and other amenities. It enjoys a fine tree lined approach with mature cherry trees which offer beautiful pink blossom in Spring.

The village lies within close proximity to a number of excellent private and state schools including Ripon Grammar School; Cundall Manor Prep School; and Queen Mary's Girls School at Baldersby.

Situation

The site is situated on the western edge of the village. It enjoys a generally open aspect to the south and west, and borders the existing village properties and Dishforth Primary School to the south and east.

Dishforth Airfield is located approximately half a mile to the south. This former RAF base has ceased flying operations and is now used for logistics only.

Description

Extending in total to approximately 10.85 acres (4.39 ha), the site comprises greenfield, previously undeveloped, arable and pasture land, which slopes gradually West to East. There are some established hedgeways running through the site which are proposed to be retained within the masterplan, including significant shelter belt along the northern boundary.

Planning

The site received Outline Planning Consent for residential development on 4th July 2017; Application Reference No. 16/04981/OUTMAJ, for 'the erection of up to 72 dwellings, school approach road and car park with access considered'.

The consent was granted subject to various conditions detailed in the Decision Notice, a copy of which is available on request, or can be download from the Fordy Marshall website.

Planning Obligations / Projected S106 Costs

The Outline Planning Consent stipulates, amongst other requirements, that this development delivers the following:

- Not less than 40% Affordable Housing (subject to viability).
- Construction of new access and car park to serve Dishforth Church of England Primary School.
- Commuted payment of £156,354 for Education / additional school places.
- Commuted payment of £244,561 for Public Open Space provision and Village Hall contribution.

Proposed Scheme Design Considerations

Whilst the site is being offered with an Outline Planning Consent this will be subject to detailed design and layout to be determined.

The owners are seeking a buyer who will undertake to work collaboratively with the Planning Authority and stakeholders to design and deliver a scheme in keeping with the local vernacular, and which integrates appropriately with the existing built form of the village. Careful use of quality materials including a mix of stone, brick and rendered elevations, in keeping with other houses in the village will be encouraged. Further, it is expected that the housing mix will include a range of house sizes to meet local needs and this will need to incorporate a suitable proportion of bungalows.

Planning Authority

Interested parties should make their own enquiries with Harrogate Borough Council.
Telephone: 01423 500 600. www.harrogate.gov.uk.

Highways / Access

The scheme proposes a principal access for vehicles and pedestrians, plus secondary vehicular emergency access and further pedestrian access to the village and school.

Services

Mains, gas, electric, water and foul drainage connections are all available to the site, subject to finalising agreements with the associated providers. Please refer to the detailed information available on the website.

The following budget quotes have been obtained to serve the proposed development:

Northern Gas Network - Gas Connections:	£119,128
Northern Powergrid - Electricity Connections:	£168,000
Yorkshire Water - Foul & Surface Water:	See below not quoted

Foul water sewerage is to be discharged via a new connection into the 150 mm public foul main situated in Dishforth Village Street, to the east of the site.

Surface water is to be managed through a combination of soakaways, and subterranean storage tanks before managed discharge to both the Highways sewer and Yorkshire Water sewer currently located in the existing public highway to the north of the site.

Prospective purchasers are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

Legal Title & Tenure

The property is to be sold freehold, with vacant possession on completion. The site forms part of Title No. NYK111813 and land comprised in a Conveyance dated 3rd February 1984.

The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the registered title. Title documentation is available on request or to download.

Easements, Wayleaves and Rights of Way

The land is offered subject to, and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

VAT

We understand that the property is elected for VAT, and therefore VAT will be due in addition to the purchase price. All offers submitted will be presumed to be exclusive of VAT.

Method of Sale

The site is being offered for sale freehold as a whole and will be conducted by way of Informal Tender. Offers are invited either on an unconditional basis, or conditional upon receipt of reserved matters planning consent. In the event of bids being submitted on a conditional basis, subject to planning, these are to be accompanied with a scheme layout; schedule of proposed accommodation; summary of key design criteria; and confirmation that all technical information has been reviewed and abnormal costs allowed for.

Informal Tender Guidelines are available from the agents. Please note the Vendors reserve the right not to accept the highest or any bid.

Offers to be received no later than 12 noon on Friday 22nd September 2017.

Viewing

The site can be viewed from the highway. Access should be arranged by prior appointment with Fordy Marshall. Viewers and visitors to the property do so at their own risk.

For more information and appointments for access please contact:

Christopher Fordy Bsc MRICS

Email: christopherfordy@fordymarshall.com

Office: 01937 918 088

Mobile: 07809 202 300

Particulars Prepared: August 2017

Further Information

The information listed below is available from the selling agents Fordy Marshall, or can be downloaded from www.fordymarshall.com/Land at West End Dishforth. Alternatively an usb flashdrive can be provided by the agents on request.

- Title Information
- Planning Decision Notice
- Geotechnical Site Investigations
- Surface Water Soakaway Data
- Noise Impact Assessment
- Mains Services Report
- Drainage Strategy
- Topographical Survey
- Landscape Parameters Plan
- Access Plan



If you require this publication in an alternative format, please contact Fordy Marshall on 01937 918 088.

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