

**DEVELOPMENT  
LAND**



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# **LAND AT NORTH FARM, ELWICK, HARTLEPOOL TS27 8ED**

## **Edge of Village Residential Development Opportunity**

For Sale with Lapsed Detailed Planning Consent on Part and Draft Local Plan Allocation on Part (Approx 4.4 acres (1.78 ha))



# Land at North Farm, Elwick Hartlepool TS27 3ED

Residential Development Opportunity  
in Prime Village Location

Available Freehold as a Whole

Approx 4.4 acres (1.78 ha)

Farmsteading and 3 bed Georgian Farmhouse, in need of modernisation, together with paddock land to the rear.

Farmsteading formerly with the Benefit of Detailed Planning Permission Granted 19th March 2010 for 'Change of Use, Alterations, Extensions and New Build to Create 14 Dwellings and Creation of New Vehicular Access. Application Reference No. H/2008/0026, now lapsed.

Additional Land extending to circa 2 acres, now all forming part of a larger Draft Local Plan Housing Allocation (together with adjoining neighbouring land) for approx 35 dwellings



## Location

The Village of Elwick is located in County Durham, approximately 1 mile to the east of the A19 and 4 miles west of Hartlepool.

This attractive village has retained its aura of rural charm with a pleasant mixture of old, new and renovated properties around the Village Green helping to give the area its 'picture postcard' appearance much favoured by local artists. The village dates back to Saxon times with part of the Church dating as far back as 1190.

Despite its relatively small size, with a population of some 600 people, the village has a close knit community and a number of excellent facilities, including St Peter's Primary School and two Village Pubs (The McOrville and The Spotted Cow).

The proximity of the A19 puts the village within a sensible commuting distance of either Newcastle to the North or Teesside to the South.

## Situation

The property is situated at the north eastern edge of Village. It enjoys a generally open aspect to north and borders the end of the Village Green to the south west.

## Description

The property was once a thriving and busy working farm at the heart of the village, but is now largely redundant.

The main farmsteading includes the original Georgian two storey farmhouse with views onto the Main Street, together with a range of traditional brick and stone outbuildings; barns; stores and cow byres, arranged around a central courtyard. There are a number of other more modern agricultural buildings and implement stores including a large portal steel framed building extending to approximately 9,000 sqft (850 sqm).

Access to the farmsteading is directly off Elwick Road and this leads through to the adjoining farm land to the north and east of the steading.

The farmhouse itself requires complete refurbishment and modernisation. The farmsteading had the benefit of full planning permission for Change of Use and Alterations of some of the older traditional brick and stone built buildings, together with demolition of the remainder, to create 14 dwellings and new vehicular access, but this consent has now lapsed.

The paddock land to the north forms part of a more recent Draft Local Plan Allocation identifying a total area of 0.81 acres (2.01ha) suitable for development of approximately 35 dwellings (Site Reference HSG7).

Part of this allocation falls within Potters Farm lying to the west, identified on the enclosed plan outlined Blue. This land falls outside our client's ownership and is not offered for sale as part of the subject property.

As the principal point of access will need to be via North Farm, suitable reservations will be sought for the delivery of access to this third party landownership between Points X and Y, as shown on the plan.

## Planning

The farmsteading had the benefit of a Detailed Planning Consent granted on 19th March 2010 for 'Change of Use, alterations, extensions and new build to create 14 dwellings and creation of a new vehicular access'. Application No. H/2008/0026. A further application for an Extension of Time for that planning consent was granted on 4th April 2016. Reference H/2014/0579. The consent was granted subject to various conditions detailed in the Decision Notice.

A condition of the time extension is the requirement for delivery of two affordable dwellings within the development.

The additional land to the north is identified in the Local Plan (Adopted May 2018) as a new housing allocation Reference HSG7 for approximately 35 dwellings - Potters Farm/North Farm.

Within the Local Plan the farmsteading is identified as falling within a Conservation Area (Policy HE3).

Furthermore, the Development Limits incorporate additional paddock land to the east which we consider to have longer term development prospects.

Of relevance generally to the location, the Adopted Local Plan also proposes a new bypass to the north of the village, linking Elwick Road to the east with a new junction of the A19.

## Planning Authority

Interested parties should make their own enquiries with Hartlepool Borough Council, Level 1, Civic Centre, Hartlepool TS24 8AY. Tel 01429 523 741. [www.hartlepool.gov.uk](http://www.hartlepool.gov.uk).

## Services

Mains services including electric, water, foul and surface water drainage are all believed to be available in close proximity to the property, subject to finalising agreements with the associated providers.

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. Title No. CE176982.

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.

The Vendors will reserve a Right of Way, initially from the existing point of access from the public highway to Point D, and following installation of new access arrangements via the new estate road, for all purposes and at all times.

In addition, the Purchasers will be required to install access roads to the boundary between Points B and C to the east of the site, and between Points x and Y to the west of the site of sufficient size and capacity for serving future development on adjoining land.

The Vendors will retain a 0.5m strip between Points X and Y.

## Easements, Wayleaves and Right 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.

A Public Footpath runs through the site, north-south, between the approximate Points A and D on the plan.

## 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.



Site Plan for Identification Purposes Only. Not to Scale



### Method of Sale

The site is being offered for sale freehold as a whole by private treaty.

Offers are invited either on an unconditional basis, or conditional to receipt of satisfactory planning consent.

### Further Information

The listed information below is available from the selling agents Fordy Marshall, or can be downloaded from:  
[www.fordymarshall.com/NorthFarmElwick](http://www.fordymarshall.com/NorthFarmElwick)

- \* Lapsed Planning Decision Notice
- \* Drainage & Water Enquiry
- \* Archaeological Survey
- \* Farmstead Proposed Site Layout
- \* Section 106 Agreement
- \* Bat Survey
- \* WSP Drainage Survey

### Viewing

Viewings should be arranged by prior appointment with Fordy Marshall. Potential purchasers should note that Fordy Marshall take no responsibility for any injury or accident at the property. Viewers and visitors do so at their own risk.

Contact: Christopher Fordy Bsc MRICS

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### Particulars Updated February 2020

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

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