

**DEVELOPMENT
LAND**



LAND WEST OF THE OAKS, MASHAM, NORTH YORKS HG4 4DT

Edge of Town Residential Development Opportunity

For Sale with Outline Planning Consent for upto 60 Residential Dwellings (Approx 2.4 ha / 5.94 acres)



Land West of The Oaks, Masham North Yorkshire HG4 4DT

Exceptional Edge of Town
Residential Development Opportunity

Available Freehold as a Whole

Approx 2.4 ha (5.94 acres)

Outline Planning Permission Granted 19th April 2018 for 'up to 60 houses, demolition of existing buildings, construction of commercial units (Use Class B1/B2/B8/D2) and informal open space'
Application Reference No. 17/01057/OUTMAJ

For Sale by Informal Tender

Offers to be received no later than 12 noon on
Friday 14th September 2018

www.fordymarshall.com/Land West The Oaks, Masham



Location

The Town of Masham is located in the breathtakingly beautiful region of Lower Wensleydale and is famous for its family-run breweries, steam engines and annual sheep fair.

Masham retains a vibrant and thriving community with the idyllic and spacious Market Place at its centre, lined with shops, cafés and great traditional pubs. The annual Sheep Fair in September and the town's artists, authors and craftsmen highlight the town's creative side and established links to JW Turner and Lewis Carroll.

With the beauty of the Yorkshire Dales on its doorstep the town also occupies a strategic position close to J50 of the A1(M), with immediate access to the A6108 bringing you directly into Masham, and it lies within comfortable driving distance to Harrogate (22 miles), Teesside (43 miles) and Leeds (44 miles). The nearest railway station is at Thirsk (15 miles).

This attractive and established town benefits from a popular primary school, doctors surgery, various public houses Co-op supermarket, and other independent retail outlets.

The town 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 town. It enjoys a generally open aspect to the south and west and borders Foxholme Lane and Westholme Road to the north, with existing properties to the east. Swinney Beck runs along the northern boundary between the site and Westholme Road.



Description

The whole site for which Outline Planning has been approved extends to approx 2.7 ha (6.68 acres) and currently comprises permanent grassland at the edge of the town.

Part of the site houses a range of general purpose agricultural buildings and the site of a former piggery served with an access from Foxholme Lane .

The area being offered for sale excludes the part of the site zoned for employment use and will incorporate the area outlined red on the attached OS Plan extending in total to approx 2.4 ha (5.94 acres).

The site is generally level although rises gently in the south western corner. There are some established hedgeways to the boundary of the site some of which are proposed to be retained within the masterplan, together with a number of trees subject to TPO's.

Planning

The site received Outline Planning Consent for residential and commercial development on 9th April 2018; Application Reference No. 17/01057/OUTMAJ, for the erection of 'up to 60 houses, demolition of existing buildings, construction of commercial units (Use Class B1/B2/B8/D2) and informal public open space.

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 / S106 Costs

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

- Education Contribution £203,940 (£101,970 to be deposited prior to the First Occupation of the 12th Open Market Dwelling. The balance to be deposited prior to the First Occupation of the 24th Open Market Dwelling).
- Public Open Space Contribution £60,660 (To be deposited prior to the First Occupation of the 18th Open Market Dwelling).

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 town. Careful use of quality materials including a mix of stone and brick elevations, in keeping with other houses in the town will be encouraged.

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 to the residential elements of the development via The Oaks to the north eastern corner of the site.

A separate access will serve the employment area from Foxholme Lane.

Services

Mains, gas, electric, water and foul drainage connections are all believed to be available to the site, subject to finalising agreements with the associated providers. Please refer to the detailed information available in the Utilities Assessment Report prepared by WSP dated February 2017.

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. NYK40756, NYK282960, NYK286511 and NYK409394. 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.

Conditions of Sale

The property will be sold subject to the following conditions:

1. The Purchaser to carry out the demolition and site clearance of all buildings and foundations within the employment area shown hatched blue on the OS Plan.
2. The Purchaser to use the employment area and access thereto as the principal point of access for construction and as compound and parking. The area will be offered on a Licence for a period to be agreed subject to an Annual Licence Fee.
3. The Purchaser to submit a reserved matters planning application on the employment area at the same time as the application for the residential subject to prior agreement on design and layout with the Vendor.
4. The Purchaser to install all infrastructure for the employment land including estate road and utilities within a defined timescale to be agreed.
5. The Purchaser to fulfil planning conditions relating to boundary treatment between the employment land and residential land.
6. The Vendor to retain a ransom strip between Points A to D as shown on the attached OS Plan.

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. The Vendors reserve the right not to accept the highest or any bid.

Informal Tender Guidelines are available from the agents.

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Further Information

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

- Planning Decision Notice
- Section 106
- Desktop Site Investigations
- Arboricultural Report
- Noise Impact Assessment
- Utilities Assessment Report
- Drainage Strategy
- Topographical Survey
- Flood Risk Assessment
- Ecological Impact Assessment



