

DEVELOPMENT
LAND



Google Earth

LAND AT STATION ROAD, GOLDSBOROUGH HARROGATE HG5 8NT
Edge of Village Residential Development Opportunity
For Sale with Outline Planning Consent for 36 Dwellings (Approx 1.68 ha / 4.15 acres)



Land at Station Road, Goldsborough
Harrogate, North Yorkshire
HG5 8NT

Exceptional Edge of Village
Residential Development Opportunity

Available Freehold as a Whole

Approx 4.15 acres (1.68 ha)

Outline Planning Permission 'Minded to Grant'
on 27th November 2018 for 36 dwellings
with detailed access from Station Road. The
application has been referred to the Chief
Planner to approve subject to finalising the S106.
Application Reference No. 18/02118/OUTMAJ

For Sale by Informal Tender.

Offers to be received no later than 12 noon on
Friday 15th February 2019

www.fordymarshall.com/Land at Station Road Goldsborough



Location

The Village of Goldsborough is located in the Harrogate District of North Yorkshire, lying just one mile from the historic Market Town of Knaresborough, 7 miles from Harrogate and 15 miles from York.

The village occupies a strategic position within 2 miles of J49 of the A1(M), with immediate access to the A168/A1 interchange, making it an ideal location for commuters with ease of access to Leeds, York and Teesside.

This much sought after, picturesque village benefits from an excellent and popular primary school, St Mary's Church, the Bay Horse Inn, a Cricket Ground, post office and the well known stately home, Goldsborough Hall, a former royal residence and now a five star hotel.

The village lies within close proximity to a number of excellent private and state schools in Harrogate, Knaresborough and slightly further afield, 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 north and west, and borders existing village properties to the east. Goldsborough Cricket Club is situated to the immediate west of the site.

Description

Extending in total to approximately 4.15 acres (1.68 ha), the site comprises greenfield, previously undeveloped, arable and pasture land. There are some established hedgeways running along the western boundary. The site being offered for sale is outlined in red on the attached plan.

The access road, shown hatched on the plan, is to be sold with binding obligations on the purchaser to widen and upgrade and have adopted in accordance with the planning consent. This work to take place within an agreed time frame and with full unencumbered rights reserved by the vendor and other parties currently using the road.

Planning

An application was submitted for a 36 dwelling scheme, taking access from Station Road and the north side of the site.

Planning Application Reference 18/02118/OUTMAJ.

This was heard at the 27th November 2018 Committee, with a 'Minded to Grant' decision, deferred to the Chief Planner to approve subject to finalising the S106 to detail on site.

Planning Obligations / Projected S106 Costs

The current planning allows for upto 36 dwellings, of this 40% are to be Affordable Houses. Tenure not decided.

The S106 financial contributions are yet to be determined, with the exception of the Education Contribution at £115,566.

Proposed Scheme Design Considerations

The site is being offered with an Outline Planning Consent with detail as to access.

All other detailed matters are to be determined.

Planning Authority

Interested parties should make their own enquiries with Harrogate Borough Council.

Telephone: 01423 500 600. www.harrogate.gov.uk.

Services

Mains electric, water and foul drainage connections are all believed to be available in the vicinity of the site, subject to finalising agreements with the associated providers. Please refer to the detailed information available on the website. It is intended that surface water drainage will be accommodated by soakaways.

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 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 on an unconditional basis. However, consideration will be given to conditional offers subject to 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 15th February 2019.

Viewing

The site can be viewed from the public 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:

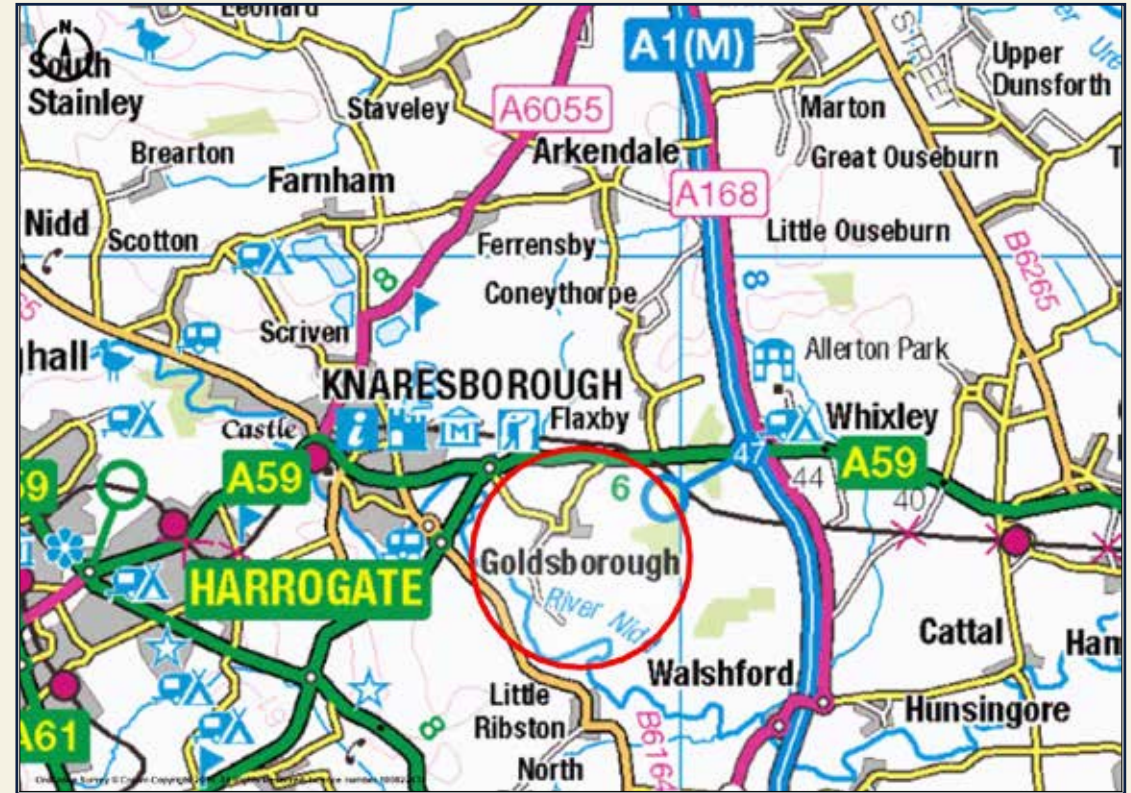
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Particulars Prepared December 2018



Further Information

The information listed below is available from the selling agents Fordy Marshall, or can be downloaded from www.fordymarshall.com/Land at Station Road Goldsborough.

- Topographical Survey
- Detailed Access Design
- Geophysical Assessment
- Drainage Strategy
- Ecology
- Services Information

Images for Illustrative Purposes Only

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

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