



FOR SALE

Potential Residential Development Site

Back Lane, Brafferton and Helperby, Easingwold

Approx 0.45 acres (0.18 Ha)

- Part of Hambleton District Council LDF Housing Allocation – Site Reference EH7
- Offered for Sale Freehold with Vacant Possession
- Offers Invited on an Unconditional or Conditional basis

Situation

The site is situated on the east side of Back Lane, from where there is an existing access. This adjoins residential properties on Balk Avenue a residential cul-de-sac to the east, and what is currently open farm land to the south which is itself the subject of a current planning application for housing development (Planning Reference 21/00824/OUT).

Location

Brafferton and Helperby, a merged Parish since 2019, are two adjoining villages located some 5 miles west of Easingwold and situated on the east bank of the River Swale.

Helperby itself boasts a very attractive wide, part cobbled, main street aligned with numerous picturesque period properties, including the fine Helperby Hall at its southern end.

The villages support a number of local facilities including a village shop, Doctors surgery, two pubs one of which also has rooms, a village hall, and the 15th Century Church St Peter's, together with St Peter's Brafferton Church of England Primary School.

Description

The site comprises a relatively flat, regular shaped, fenced paddock which lends itself ideally for a residential infill development, subject to planning consent being secured. Access is currently via Back Lane, a publicly adopted highway.

The property was most recently used by the Oak Tree Inn as a temporary overflow car park. The site extends in total to approximately 0.45 acres (0.18 ha)

Current Planning Status

The land falls within the Hambleton District and is therefore subject to planning guidance and policy set out within the existing Development Plan Document forming part of the Hambleton Local Development Framework, (LDF) Adopted 2010.

This is currently in the process of being replaced by the new emerging Local Plan, which is at Deposit Draft stage and awaiting adoption.

Whilst some weight will be given to the emerging Local Plan, pre adoption, the current LDF is still the statutory Plan for any applications submitted at the present time.

Within that document, the subject property formed part of the sole housing allocation within the village of Brafferton/Helperby – Site Reference EH7.

This allocation also included land on the west side of Back Lane, which is in third party ownership, and not part of this subject sale.

The allocation sets out a phased delivery of new homes, with an expected release within the period 2021 – 2026, with a target density of 30 dwellings per Ha (ie approx. 15 across the combined sites). The allocation also assumes 50% of those dwellings would be 'affordable'.

Other matters referred to within the allocation, include:

- a requirement to upgrade, widen and re-align Back lane, (but there is no further explanation as to what such works would envisage).
- Landscaping along the south part of the site off Balk Avenue which currently has no natural boundary. (This is the southern boundary of the subject land parcel).
- S106 requirements to make contributions to additional school places, and local health care facilities.

Since the allocation of the DPD/LDF in 2010, Hambleton have issued subsequent updates, principally to align with the updated National Planning Policy Framework (NPPF), and this has included the revisions to the Settlement hierarchy, revised in 2014, and updating Policy CP4 of the Core Strategy.

The new Settlement hierarchy has Brafferton/Helperby as a designated Service Village, and the Interim Policy Guidance sets out circumstances where small scale housing development can be accommodated within Service Villages.

This policy has recently been adopted with the consent granted for 5 new dwellings on Raskelf Road in Brafferton, which was sold in June 2021 after an open marketing campaign to Sullivan Homes.

The emerging Local Plan does not include any of the subject site as a specific allocation.

Services

Mains services including electric and water are believed to be available in the adjoining public highway. There is a foul sewer running through part of the property (south east corner), where it is envisaged connections could be made. Purchasers are required to undertake their own detailed assessment in all circumstances.

Wayleaves, Easements and Rights of Way

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

Method of Sale

The property is being offered for sale, initially by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion, including by Informal Tender.

Offers are invited for the freehold interest either unconditionally or subject to conditions. All offers must be confirmed in writing.

Guide Price

Offers invited in excess £395,000 exclusive of VAT.

VAT

The Vendors reserve the right to charge VAT on the sale price. All offers are assumed to be exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Money Laundering Regulations

Please note that if you are the successful bidder it is now a legal requirement for you to provide proof of identity and source of funds. This information will be required prior to formal acceptance of any offer in order to comply with Money Laundering Regulations.

Useful Addresses

Vendors Solicitors:

Eccles Heddon LLP

Address: 24a Market Place, Thirsk YO7 1LB

Contact: Oliver Riley

Telephone: 01845 522 324

Email: oliver.riley@eccles-heddon.com

Local Authority:

Hambleton District Council

Address: Civic Centre, Stone Cross, Northallerton DL6 2UU

www.hambleton.gov.uk

Further Information

Please contact the agents:

Fordy Marshall

Bowcliffe Hall, Bramham, Wetherby LS23 6LP

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