

Property Particulars

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FOR SALE

Prime North Yorkshire Village Residential Development Opportunity

- Outline Planning Consent for 4 Detached Dwellings
- Land East of Wye Carr, East Harlsey, North Yorkshire
- Approx 0.82 Acres (0.33 Ha)

Offers In Excess £425,000 exclusive

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THE PROPERTY

The property comprises an undeveloped 'Greenfield' site currently in use for arable cropping, situated on the southern fringe of East Harlsey. The plot is sandwiched between existing housing immediately adjoining to the West, and then some 200m to the east side is Harlsey Manor Cottages, in third party ownership, which is separated by two fields and established hedging. This site sits on higher ground, with Harlsey Manor and Harlsey Manor Cottages largely screened by the significant slope in gradients, and the intervening hedgerows.

The overriding and most impressive attribute of this site is the elevated and uninterrupted views to the south and east, with magnificent aspect looking out and across to the Cleveland Hills. The new dwellings will afford excellent natural light, and sunshine in the rear gardens from morning through to early evening.

There is an existing field access leading from the public adopted highway. The proposed new development will see that access retained, and assumes two new private driveway access points will be introduced directly from the highway. The final design will be a matter for further detail and approval.

SITE AREA

The total gross area being offered for sale extends to approx 0.82 acres (0.33 Ha). [This excludes the section of land being retained by the Vendors for access to the Retained Land].

CURRENT PLANNING SITUATION/PLANNING CONSIDERATIONS

The land falls within the Hambleton District and is therefore subject to planning guidance and policy set out within the new Local Plan, which was adopted in February 2022.

The site will be sold with the benefit of an Outline Planning Consent secured on 21st January 2021. Planning Ref: 20/01646/OUT.

This consent is for:

"Outline application to include access and layout (with some matters reserved) for the construction of 4 dwellings (Amended Layout Plan received 27/11/2020)."

The decision notice is dated 21st January 2021. Within this are a number of conditions, some of which we would like to highlight as particularly relevant to prospective Buyer's consideration:

1. An application for Reserved Matters must be submitted not later than 3 years from the date of the Outline (ie prior to 21st January 2024)
2. No development can commence until details of Reserved matters have been submitted and approved including: (a) scale of dwellings (b) layout of spaces including parking (c) design and external appearance, including materials (d) means of access and (e) landscaping.
3. Subject to requirements of Condition 14 (see below) the site must be laid out in accordance with the plan issued by Michael Hall Associates Ref: 002 Rev B received on 27th Nov 2020 and Drawing Number 003. A copy of that plan is shown below.

4. The development may not be commenced until details of foul and surface water disposal facilities have been constructed and brought into use.
5. The development of the site is to be limited to no more than 4 dwellings
6. The Reserved Matters application must comply fully with the requirements of Development Policy DP13 and the Council's Supplementary Planning Guidance on the Size, Type and Tenure of new homes adopted September 2015 or any successor document.

In addition, another factor to be aware of in assessing residual value is that the consent is subject to Community Infrastructure Levy, such that a payment will fall on commencement of the development, linked to the overall floorspace of the new houses. The multiplier levy for the period 1st Jan 2022 to 31st Dec 2022 has been set at £69 per sqm (£6.41 per sqft).

For further information and detail associated with the Planning status for this site, prospective Buyers are recommended to make their own enquiries directly with Hambleton District Council Planning Department. www.hambleton.gov.uk



HIGHWAYS/ACCESS

The outline consent reserves detail as set out in Conditions 2 and 8 as to the final design of access to the site from the public highway. At this stage the assumption is that the access will be via two private driveways, each serving two dwellings, but there is scope to look at alternative options, subject to them meeting visibility and Highways Authority design and safety standards.

The Vendors will look to retain land and access along the western boundary of the site, from the public highway through to their Retained Land, between points X-Y. See below.

SERVICES/UTILITIES

A Utilities Search has been carried out for the site and site is available to download via the Agents website. Based on these search results, the following services appear to be available within proximity of the site:

- Water – A mains water supply runs to a point just north west of the site, within the public highway.
- Foul Sewer – A mains foul sewer is located north west of the site within the public highway. There is also a rising main/pumping station situated opposite the site on the north side of the public highway.
- Telecoms – BT apparatus is situated alongside the northern boundary of the site.
- Electric – There is an NEDL electric overhead cable running through part of the site. Approaches have been made to NEDL to consider the diversion/undergrounding of this cable. Feedback is still awaited.
- Gas – There are currently no mains gas connections.
- Surface Water – Purchasers will need to determine a suitable solution for SW drainage. It is expected that this might either be managed via soakaway (subject to permeability testing), or if not appropriate, the Vendor's are willing to offer access for SW outfall across their Retained Land.

Purchasers will be required to verify and undertake their own assessments of services and the above information is given for guidance purposes only, and should not be relied upon.

GROUND INVESTIGATION/SURVEY

A detailed intrusive Site Investigation has been commissioned by the Vendors and undertaken by Sirius Geotechnical. A copy of this survey can be downloaded from the Agents website.

TOPOGRAPHICAL SURVEY

A detailed topographical survey in dwg format is available from the agents.

TENURE/TITLE/RIGHTS of WAY/EASEMENTS

The land is offered for sale freehold and is registered with Title Absolute under title number NYK323096.

A full report on title is available to be downloaded from the Agents website.

The site is offered subject to all easements, wayleaves, covenants, rights of way and light, as referred to within the Title.

RESERVATIONS ON SALE

The Vendor's will retain ownership of the area shown on the Planning Application plan as access to the rear Retained Land to the south, and on the Sale Plan as shaded brown between points X-Y. This is intended for current and future access needs.

Rights will be granted for the Buyer's to utilise this land for service infrastructure as required, including the laying and passage of utilities, if necessary.

The Buyer's will be responsible for installation of new boundary fencing between points A – B – C – D as shown on the Sale Plan attached. This will be in the form of a tanalised timber post and rail fence, with posts of not less than 6' x 5" x 2.5" diameter and not less than 5 rails, and rabbit netting, with tension wire, along the base. The Buyer will be required to install this fence, to an agreed position, within a period of not more than 6 weeks following completion of the purchase. The future maintenance and ownership of this boundary fence will be conveyed to the Buyer, and their successors in title, who will be required to keep it in a good and substantial state of repair and condition.

METHOD OF SALE

The property is offered for sale by Private Treaty. Offers are invited either unconditionally, or conditionally on receipt of Reserved Matters Planning. In the event of offers being made subject to planning, full details and scheme layout plans will be required in support of the proposals.

In the event of competitive offers being received, the Vendor's reserve the right to conclude the sale process by inviting 'Best Bids' via Informal Tender.

Preference will be given to unconditional offers.

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GUIDE PRICE

Offers invited in excess £425,000 plus VAT.

VAT

The Vendor's reserve to charge VAT on the sale price.

VIEWING/SITE INSPECTION

The site is open and available for inspection from the adjoining public highway, without appointment. The site is marked with a 'For Sale' board at the current field entrance gateway. Should anyone wish to take access to the field, then they must do so at their own risk, and please have regard for the growing crops currently planted on the site.

FURTHER INFORMATION

Further information, including supporting documentation can be downloaded via the Agents website:

www.fordymarshall.com

Via Property Search – Land at East Harlsey.

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Photos taken January/May 2022.

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