

Property Particulars

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FOR SALE

Prime North Yorkshire Village Self Build Residential Development Plot with additional paddock land

Land East of Wye Carr, East Harlsey, North Yorkshire

Outline Planning Consent for a Single Detached Dwelling

- **Lot 1:** Approx 0.87 acres (0.35 Ha) – Offers in excess £450,000
- **Lot 2:** Approx 5.25 acres (2.12 Ha) – Offers in excess £195,000

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THE PROPERTY

The property comprises an undeveloped 'Greenfield' site, situated on the south eastern fringe of the popular village of East Harlsey. The plot occupies an enviable semi-rural setting sitting on higher ground, with Harlsey Manor and Harlsey Manor Cottages largely screened by the significant slope in gradients and the intervening hedgerows to the East, and the main village to the West.

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. This represents a rare opportunity for a buyer to design and build a magnificent new home in a first class plot which will not only enjoy exceptional views, and privacy, but it will afford excellent natural light, and sunshine in the rear garden from morning through to early evening. The location, within minutes of the A19 allows exceptional connectivity.

The Property is to be offered in two Lots. Lot 1 will comprise the recently consented single dwelling building plot, which includes a generous site with scope to build a large 5 or 6 bedroomed detached home, with triple garage. The concept plans show a building with floor area of circa 5,013 sqft.

In addition to the consented residential building plot, the Vendors are also able to make available further land situated immediately south of the plot, which is offered as Lot 2. This provides an added advantage to any purchasers seeking land for pony paddocks, smallholding, or simply to enhance and protect their enjoyment of their new home.

There is an existing field access leading from the public adopted highway. The proposed new development will see that access upgraded to provide a new driveway access to the Development Plot, as well as the Lot 2 land beyond. Should Lot 2 be sold separately, access rights will be reserved, and this will be a shared access.

SITE AREA

Lot 1: The total gross area as included in the Planning Application boundary extends to approx 0.87 acres (0.35 Ha). This includes the section of the site which will include an access to the retained land to the rear.

Lot 2: The total gross area extends to approx 5.25 acres (2.12 Ha).

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CURRENT PLANNING SITUATION/PLANNING CONSIDERATIONS

The land falls within the former Hambleton District and is therefore subject to planning guidance and policy set out within the relevant Local Plan, which was adopted in February 2022. This now forms part of the newly established Unitary Authority, North Yorkshire Council.

The site comprising Lot 1 will be sold with the benefit of an Outline Planning Consent secured on 21st June 2024. Planning Ref: ZB24/00620/OUT.

This consent is for: "Outline application with all matters reserved for the construction of a single dwelling"

The decision notice is dated 21st June 2024. 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 June 2024)
2. No development can commence until details of Reserved matters have been submitted and approved including: (a) the means of access to the building plot (b) the siting, design and external appearance of each building, including schedule of

external materials to be used (c) the landscaping of the site (d) the layout of the proposed building(s) including parking and external storage areas; and (e) the scale (including the number) of buildings overall.

3. Prior to the commencement of development a landscaping and biodiversity net gain scheme shall be submitted to and approved in writing by the Local Authority.
4. The development may not be commenced until details of foul and surface water disposal facilities have been submitted and approved.
5. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings numbered 010 Rev E received by the Local Planning Authority on 07/06/2024 unless otherwise approved in writing.

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



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Project Development
Date: 07/06/2024

Project Site Location
Scheme 2 - Single House Suburb

Scale: 1:200

Author: MHA

Drawn: MHA

Check: MHA

Date: 07/06/2024

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HIGHWAYS/ACCESS

The outline consent reserves detail as set out in Conditions 6, 7 and 8 as to the final design of access to the site from the public highway, together with visibility splays and the requirement to install a footpath to the western side of the vehicular access to link with the existing footpath adjacent to 'Wye Carr'. Such works are required to meet visibility and Highways Authority design and safety standards.

In the event that Lot 2 is not purchased with Lot 1, the Vendors and successors in title will look to retain a right of 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 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.
- **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.

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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

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

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

RIGHTS OF WAY/EASEMENTS/ RESERVATIONS ON SALE

In the event Lots 1 and 2 are sold separately the Vendor's will retain a right of access from the public highway to the Lot 2 land between points X-Y. This is intended for current and future access needs, and will be an unrestricted access right, including agricultural machinery. Such rights will extend to include a right to upgrade the access if required in the event of future development within the Lot 2 land and/or adjoining Retained Land.

Likewise, 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.

Lot 1 includes a private water easement which runs east west through the site as shown on the Plan shaded blue. This easement is 6m wide to allow for access/maintenance; it is to be kept as a grassed/landscaped strip and there are to be no buildings or planting along its length. The Vendors currently have two water supply pipes running along the edge of both the boundary hedgerows to the East and West of the Lot 2 land. These water pipes are believed to be 25mm MDPE private pipes and have connections into the Mains water supply within the public highway to the north of the Property. The Vendors seek to retain those supplies, and will sell subject to a suitable easement, with rights to maintain.'

Lot 2 will be sold with a Clawback/Overage clause, such that in the event of a change of use or development of any of the subject land for any uses outside existing agricultural or equestrian use, within a period of 50 years following the sale, then a payment will fall due based at 60% of the uplift in value. Any payment would be triggered by a) implementation of a change of use planning consent or b) if earlier, a disposal following the grant of such a change of use planning consent. Such provisions for payment of Clawback/Overage would also apply in the event any agricultural buildings are constructed, which later secure Permitted Development rights, or Class Q change of use, or equivalent subject to any relevant changes in Planning Legislation.

Lot 2 will also be sold with the following conditions:

- The use of the land for grazing or housing pigs is to be forbidden.
- The use of the land for poultry keeping is restricted to the keeping of chickens for domestic use only.
- A stockproof fence is to be erected around the perimeter of the land, at the buyers expense, prior to the introduction of livestock on to the land.
- The buyer will be responsible for the maintenance of the internal hedges and the hedge adjoining the highway.

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

Lot 1: Offers invited in excess £450,000

Lot 2: Offers invited in excess £195,000

VAT

VAT will not be levied 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.

Photos Taken – January 2022 and July 2024

Particulars Prepared – 1st August 2024

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