



RESIDENTIAL & MIXED USE DEVELOPMENT OPPORTUNITY

**Land at Lady Lane/Whinney Lane,
Harrogate, North Yorkshire HG3 1QD**

Outline planning consent granted subject
to s.106 for 480 dwellings, employment
land and local retail centre

Approx 70.63 Acres (28.59 Ha)

FOR SALE FREEHOLD

Offers Invited by Informal Tender.
Bids to be submitted on or before
12 noon on Friday 10th July 2026

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THE PROPERTY

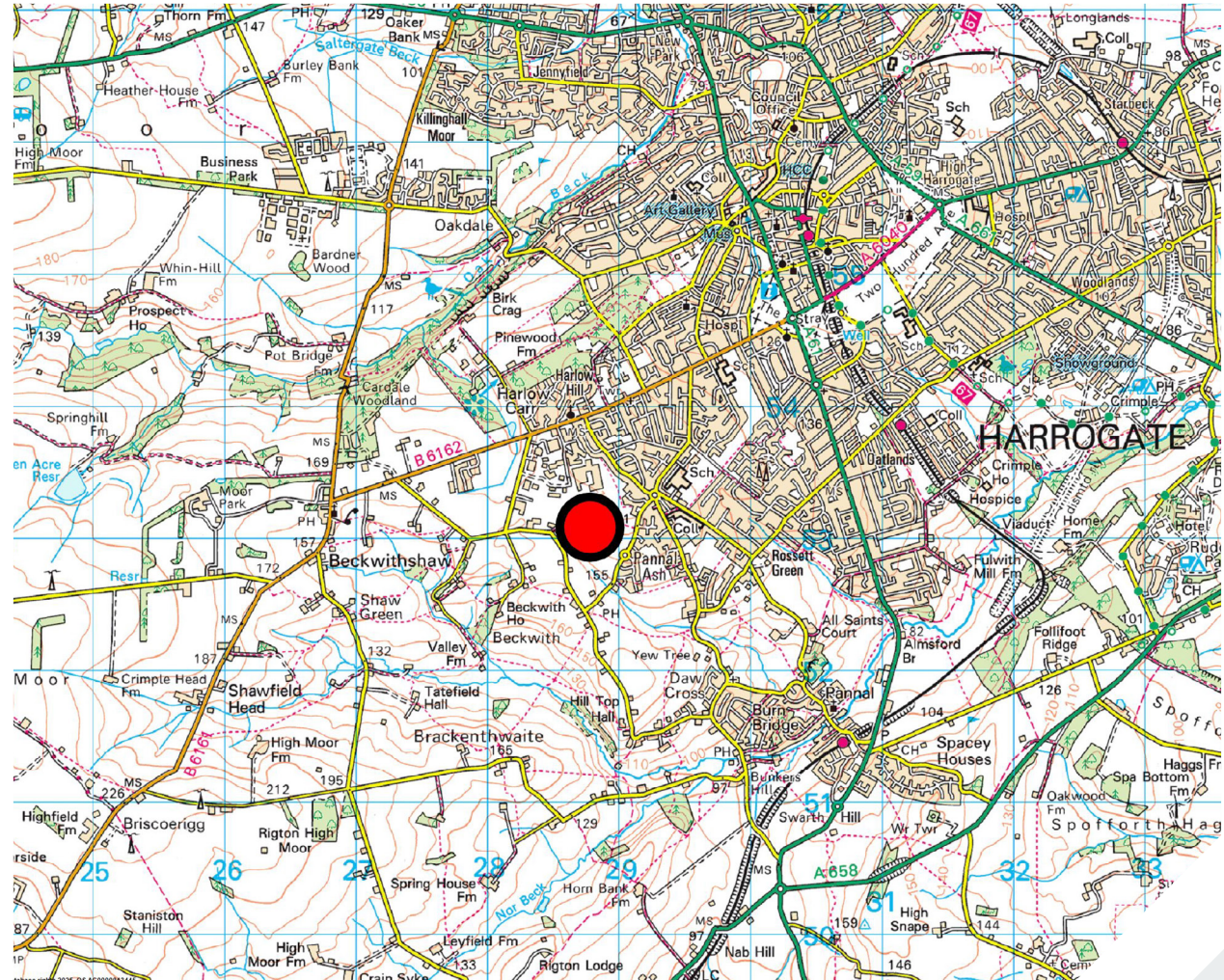
The property comprises an extensive block of undeveloped 'Greenfield' agricultural land, situated on the sought after southwestern side of Harrogate in a mainly residential location of this North Yorkshire Spa town.

The land is currently all laid to permanent grassland, and farmed, with a mix of livestock grazing and hay cropping. It is bordered to the north by the Cardale Park Business Park, to the East by Whinney Lane and the recently consented housing scheme being developed by Banks Group. To the south is Lady Lane and to the West is the recently developed Vida Health Care Home.

The land incorporates a variety of established hedges, and mature trees, and rises up from south to north, offering commanding views to the south across open countryside, and the picturesque Crimple Valley.

SAT NAV/POSTCODE

HG3 1QD



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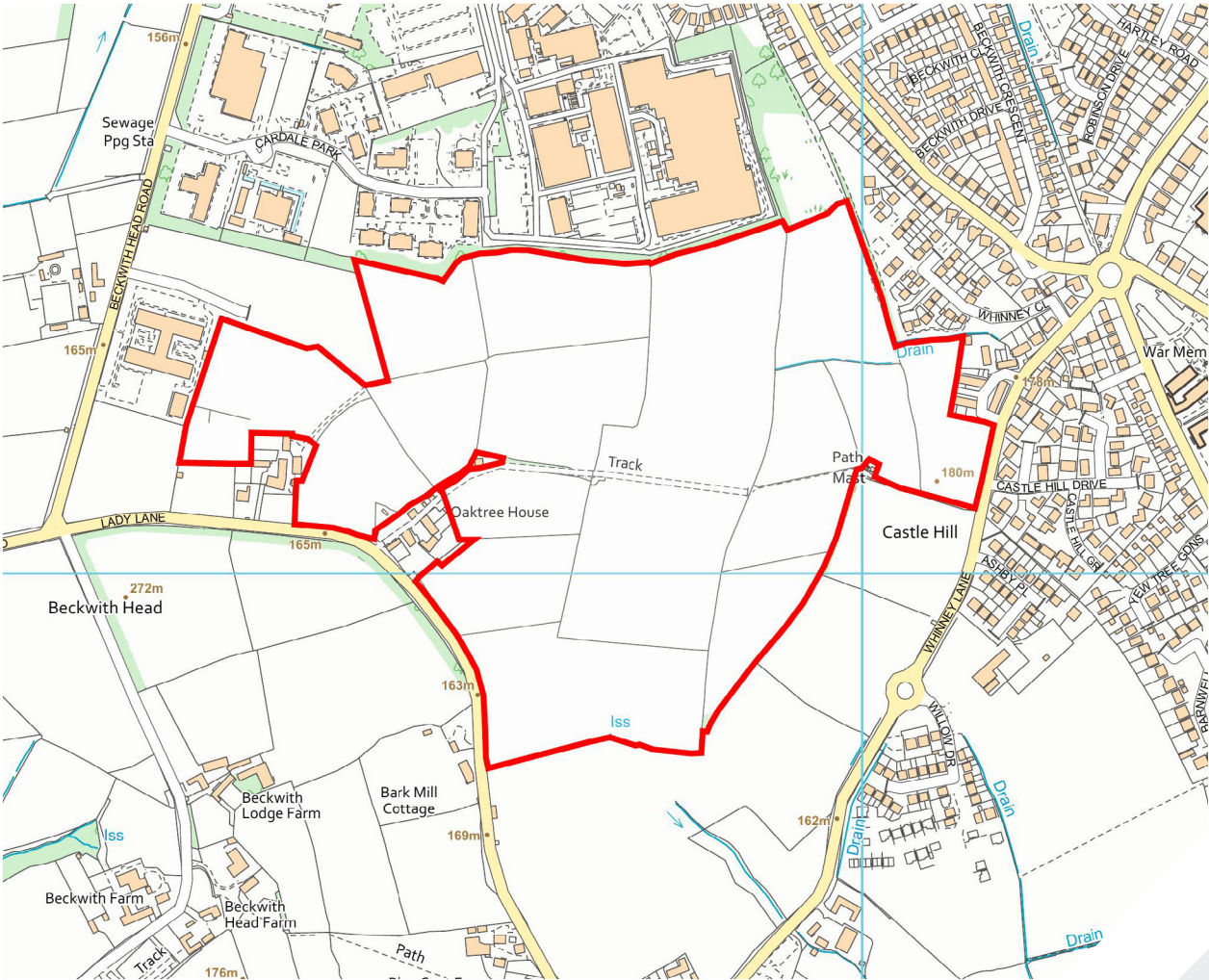
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SITE AREA

The total gross area extends to approx 70.63 acres (28.59 Ha).



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CURRENT PLANNING SITUATION/PLANNING CONSIDERATIONS

The land falls within the former Harrogate District and was therefore subject to planning guidance and policy set out within the Harrogate Local Plan – Adopted 4th March 2020. These Plans are currently in the process of being replaced by the new Emerging North Yorkshire Council Local Plan following the establishment of the new Unitary Authority in April 2023. The subject site formed part of the H51 allocation for mixed use development, which also encompassed some additional land extending to approx. 31 acres within the southeastern part of this allocation subject to a separate planning consent for up to 230 dwellings, and a new school with associated roads, parking and landscaping, drainage and open space. (Planning Ref: 20/01706/EIAMAJ). This land is intended to be developed by Banks Group and Stonebridge Homes.

The most recent planning history for the subject property is application **Ref: 18/05202/EIAMAJ** – “Outline application for the demolition of a redundant agricultural structure and mixed use development for up to 480 residential dwellings, land for employment purposes, a local retail centre and associated infrastructure, public open space, landscaping and sustainable urban drainage system (SUDS). Vehicular access will be taken from Lady Lane & Whinney Lane. All matters reserved (except for means of access to the site).

The application was approved by the Strategic Planning Committee on 8th October 2024. The S106 Agreement has now been sealed and dated 23rd April 2026, with the Outline Decision notice issued on 29th April 2026.

The draft S106 sets out the legal requirements to be met by the owners/developers. These include:

Description	Total Amount (based on 480 plots)	Approx Amount per dwelling/ sq.m employment
Highways Contributions – Residential Land	£6,192,000* <small>* total fixed contribution, regardless of unit numbers</small>	£12,900/dwelling* <small>* this rate assumes 480 dwellings</small>
Highways Contributions – Employment Land	£2,201,700* <small>* sum is assessed pro rata to built floorspace. (ie this amount assumes 10,218.13 sqm)</small>	£215.47/sq.m employment* <small>* this rate assumes 10,218.13 sqm of employment floorspace built</small>
Travel Plan monitoring (Employment Development Travel Plan Monitoring and Residential Development Travel Plan Monitoring)	£15,000	n/a
Primary School Contribution	£2,449,040	£5,102.17 per dwelling (index linked); excluding 1-bed dwellings
Secondary School Contribution	£1,600,435.20	£3,334.24 per dwelling (index linked); excluding 1-bed dwellings
Healthcare Contribution	£183,885	£820.96 per dwelling (index linked)
Outdoor Sport Contribution	£1,069,315	£2,227.74 per dwelling (index linked)
Allotments (only if not on-site)		0.98 ha of allotments on site or £79.69 per dwelling
Cemetries	£117,312	£244.40 per dwelling (index linked)
S.106 Monitoring		£505 per obligation
BNG Monitoring Contribution	£7,142	

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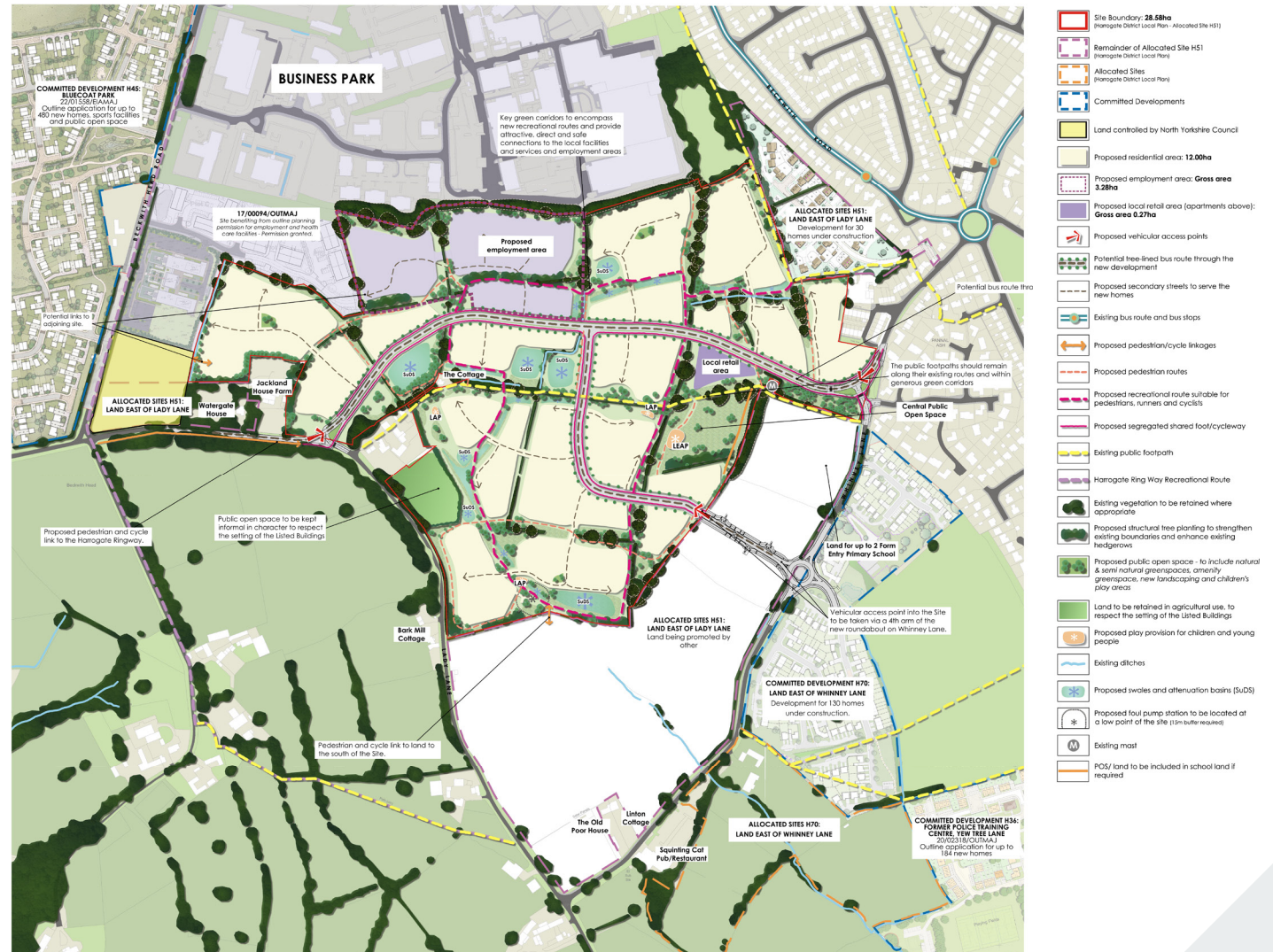
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In addition prospective Buyers should be aware of the following:

- 35% of the total dwellings to be Affordable Housing at a transfer rate of £1,800 per sq.m
- Prospective Buyer's layout and mix should comply with LPA requirements, having reference to the latest Housing and Economic Development Needs Assessment (HEDNA).
- 25% of market dwellings and all AH dwellings to meet M4(2) and 10% of AH dwellings to meet M4(3).
- All dwellings to meet NDSS requirements
- Provision for 5% of open market dwellings to be Self Build / Custom Build
- A separate summary relating to BNG requirements will be provided within the Data Room, but the agreed position is No Net Loss.

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 prior to submission of any offer.



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HIGHWAYS/ACCESS

It is proposed that the subject land will be accessed for new development purposes via Whinney Lane to the East side, and Lady lane to the south.

SERVICES/UTILITIES

Utilities Searches and a Utilities Study has been carried out for the site and is available to download via the Data Room. Based on these search results, the following services appear to be available within proximity of the site:

- Water – Distribution Water Mains located along Lady Lane and Whinney Lane.
- Telecoms – BT apparatus is situated in Lady Lane, the adjacent industrial area and Whinney Lane.
- Electric – Existing high voltage (HV) 11kV and low voltage (LV) underground cables adjacent to the site boundary at Lady Lane, and Whinney Lane.
- Gas – Low pressure (LP) gas mains within the existing housing areas to the east of the site, along Whinney Lane, and in the commercial area to the north.
- Foul & Surface Water – Sewer records show sewers within the roads of the surrounding developments – see Utilities Study.

Purchasers will be required to verify and undertake their own assessments of services and the above information is give for guidance purposes only.

TENURE/TITLE/RIGHTS of WAY/EASEMENTS

The land is offered for sale freehold by a consortium of 4 separate landownership interests, all of whom are subject to a Landowners Collaboration Agreement, entered into on 11th April 2019. The relevant land parcels are registered with Title Absolute under the following title numbers:

- NYK325590 – Land adjoining The Manor House, Lund House Green, Lady Lane.
- NYK306280 – Land at Jackland House Farm, Lund House Green, Lady Lane.
- NYK254520 – Land adjoining Lund House, Lund House Green, Lady lane.
- NYK428121 – Land on east side of Lady Lane, Lund House Green.
- NYK229325 – Land adjoining 4 Ash View, Whinney Lane.

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

The landowning consortium engaged Gladman Developments Ltd as Promoter of this land, and the terms of that agreement are set out within a Promotion Agreement dated 11th April 2019, later varied by subsequent deeds dated 16th November 2022 and 4th March 2025.

Parts of the Property are held under the terms of 3 separate short term grazing licences. All are subject to break options and run for terms of 11 months commencing March/April 2026. Copies of these agreements can be made available through the Data Room.

RESERVATIONS ON SALE

Rights will be reserved for access and servicing the Telecoms Mast situated in the Northeastern corner of the site. One of the Vendors, (Messrs Addyman/ Burrow/Addyman) will be retaining their interest in this asset, and will seek to reserve rights across their land with Title Number NYK229325 in order to comply with the terms of the Lease dated 13th may 2022 issued to EE limited and Hutchinson 3G UK Limited. Further details are available on request.

The Property will be sold subject to rights and reservations in favour of the Owners of Lund House Cottage to use a septic tank situated within part of the grassland situated due south of this dwelling, forming part of Title NYK428121. This includes a drainage outfall from the house to the septic tank. A plan showing the location of this will be available to inspect via the Dataroom.

METHOD OF SALE and BASIS FOR OFFERS

The property is offered for sale by Informal Tender.

Offers invited by **12 noon on Friday 10th July 2026**. Offers are invited either unconditionally, or subject to conditions for the whole property as a single asset. In the event of offers being made subject to planning, full details and scheme layout plans will be required in support of the proposals.

Preference will be given to unconditional offers.

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BIDDING PROCESS and FORMAT FOR OFFERS

A Bidding Proforma is supplied and all bids must be made including this proforma.

Please have regard to the following important notes for bidding parties:

1. Interested parties are invited to bid for the whole property as a single asset. The area of the property is delineated on the site plan provided in the Dataroom and shown herein for guidance purposes.
2. The deadline for Bids is **12 noon on Friday 10th July 2026**
3. The bidding proforma and any supporting documents should be submitted by email only to: Christopher Fordy (christopherfordy@fordymarshall.com) and Rob Close (rob.close@struttandparker.com).
4. Covering emails should be headed; '**Land at lady Lane/Whinney Lane, Harrogate – Informal Tender Submission – Not to be opened until 12 noon on Friday 10th July 2026**'.
5. Bids should state clearly whether they are conditional in any aspect. Bidders offering conditional on reserved matters planning will be required to supply details of their proposed scheme, layout plans, schedule of proposed accommodation and programme for submission of any applications.
6. All offers should be made exclusive of VAT but noting that VAT will fall due in addition to the Purchase Price offer.
7. A 5% deposit will be required on exchange of contracts.
8. Bids should allow for payment of the Vendors reasonable legal costs in managing the sale agreement, and a suitable cost allowance provided for.
9. Bidders will be expected to have reviewed and fully considered the technical studies, reports and documents made available via the Dataroom.
10. The Vendors do not commit to accept the highest or any bid, and offers will be considered on their specific merits, having regard to price, funding, timescale to completion, and conditionality.
11. To reach a final decision, the Vendors may look to short list and invite bidders to attend interview.

GUIDE PRICE

Offers invited.

VAT

The Vendor's have elected to waive the VAT exemption on the land and hence VAT will fall due on the sale price.

LEGAL COSTS

The successful purchasers will be required to make a contribution to cover the Vendors reasonable legal costs incurred in any transaction. Please include for a suitable financial allowance within the terms of any offer submitted.

ANTI MONEY LAUNDERING REGULATIONS

Prior to any offer being accepted, the successful bidder/s will be required to provide certain identification documents and proof of origin of funds in order to comply with Anti-Money Laundering legislation.

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VIEWING/SITE INSPECTION

The site is open and available for inspection from the adjoining public highway, without appointment. Should anyone wish to take access to the land, this must be by prior appointment with the agents.

Potential purchasers should note that neither Fordy Marshall or Strutt & Parker take responsibility for any injury or accident which may occur at the Property. Parties viewing the Property do so at their own risk.

FURTHER INFORMATION & DATA ROOM

Further Information can be accessed via a Data room. Access to the Data room is available by request to Agent/Gladman Technical team (Dave Hough, Senior Technical Director – d.hough@gladman.co.uk)

- Committee Report
- Decision Notice
- S106 Agreement
- Approved Planning Application
 - Approved and / or Conditioned Drawings
- Topographical Survey (PDF and .DWG)
- Title and Land Registry Documents
- Telcoms Mast Lease – Located at Castle Hill, Whinney Lane
- Short Term Grazing Licences
- Technical Information
 - Adopted Highway Plan
 - Existing Utility Plans
 - Post Approval Reports
 - PROW Plan
 - Phase II Site Investigation & Soakaway Reports
 - TPO
 - Utility Plans and Utility Study – Budget Quotes
 - Wayleaves & Easements
- Ecology Walkover Survey
- Letters of Reliance
- Plan identifying position of Lund House Cottage septic tank.

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To discuss the opportunity please contact the joint agents:



Christopher Fordy

M: **07809 202 300**

E: christopherfordy@fordymarshall.com

Particulars Prepared: April 2026

Photos Taken: June 2025



Rob Close

M: **07702 317303**

E: rob.close@struttandparker.com

Or the Planning Promoters:



Tom Allbrighton

T: **07393 267536**

E: t.allbrighton@gladman.co.uk

If you require this publication in an alternative format, please contact either Strutt & Parker on **01423 561274** or Fordy Marshall on **01937 918088**. **IMPORTANT NOTICE** Strutt & Parker and Fordy Marshall for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. Prospective purchasers and lessors ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details given are given in good faith, and are believed to be correct, but any intending purchasers or lessors should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Strutt & Parker and Fordy Marshall has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Strutt & Parker and Fordy Marshall, nor enter into any contract on behalf of the vendor or lessor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let, or withdrawn. **MEASUREMENTS AND OTHER INFORMATION:** All measurements are approximate. No Services have been tested. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.