



JOPLINGS
Property Consultants

www.fssproperty.co.uk/www.joplings.com
01423 501 211/01765 694800

Potential Residential Development Site



65 -67 Wetherby Road
Knaresborough
HG5 8LH

Site Description

We are delighted to offer this superb development plot for sale by informal tender.

The site is located on the South East edge of Knaresborough and extends to approximately 1.02 hectares (2.5 acres) bordered by the Wetherby Road with an extensive frontage of the River Nidd. The site lies within the town boundaries and we believe, under current planning guidelines, it has considerable potential for residential development subject to the necessary planning consents.

Presently the site is occupied by one large four bedroom detached house with garage and outbuildings, believed to be built around the 1950's with established access onto the Wetherby Road and a detached bungalow believed to date to the 1970's, again with established road access, both properties are in a poor state of repair.



Planning Issues Relevant to Site

The following issues will require investigation and should be taken into account when submitting an offer. We believe the site affords an excellent development opportunity for a variety of schemes and includes Riparian Rights.

Sequential Testing and Flood Risk

The site lies within Flood Risk Zones 2 and 3 and therefore a flood risk assessments and sequential test will be required with any planning application.

Planning History

Investigations with Harrogate Borough Council have revealed that a full planning application for the demolition of Number 67 and erection of 9no. Detached dwellings with a new vehicular access was submitted by Barratt Homes (York) Ltd in 2002. The application was withdrawn prior to the determination.

Harrogate Council have recently confirmed that they can currently demonstrate a 4.2 year housing land supply which is below the Government required 5 year target. There is therefore currently a presumption in favour of development within urban areas and in sustainable locations.

Purchasers should, where appropriate, make their own enquiries into the planning history of the site.



Conservation Area

The site is located within the Knaresborough Conservation Area. Proposals will need to meet the requirements of Local Plan policies HD3, HD20 and Core Strategy EQ4 regarding design in Conservation Areas.

Trees and Ecology

The site has an extensive tree coverage. Large mature trees and hedgerows line all boundaries of the site. A topographical survey on part of the site was carried out in 2014-15 and is available with online particulars though there has been some removal of trees since then.

The tree belt adjacent to the river along the eastern site boundary is protected under TPO 1/1959. Tree and ecological surveys will need to be submitted as part of any planning application for development.



Section 106 Contributions

Discussions with Harrogate Borough Council have revealed a requirement for the following Section 106 contributions which prospective purchasers should be aware of.

- Public Open space Contribution – all new residential developments either have to provide onsite public open space or will attract a financial contribution in accordance with the Provision for Open Space, in Connection with New Housing Guidance (Sept 2005). Purchasers should familiarize themselves with this document and make appropriate allowances.
- Affordable Housing – Guidance note May 2017 outlines a provision of 40% on sites of a) 15 or more units, b) 0.5ha/11-14 units or c) 0.5ha/10005 sq.m gross internal area.
- Education contribution – purchasers should refer to the July 2016 Guidance on Developer Contributions to Education Facilities.
- Community Infrastructure Levy- being progressed in conjunction with the preparation of the Local Plan and unlikely to be adopted until Autumn 2018.
- Village Halls – Purchasers should refer to Village Halls in Connection with New Housing (Sept 2015)

Sustainability

Planning advice has concluded that the case for sustainability could be successfully proved and notwithstanding this, the sites' location within the urban area means that development could be considered a "windfall" opportunity outside the LDF site allocation process. Further details of the planning advice can be provided on request.

Highways & Access

Private drive access exists to both number 65 and number 67 from Wetherby Road. The driveways are close to Grimbald Bridge. Wetherby Road narrows in this location and the bridge is operated as a signalized shuttle as it cannot accommodate two way traffic. A full highway study will therefore need to be carried out and an appropriate highway solution agreed with the highway authority as part of any planning application. We do however believe these are sufficient site lines to enable access from the development onto Wetherby Road with no specialized traffic scheme.

Purchasers should make their own highway enquiries prior to submitting an offer.



Drainage and Utilities

Investigations with Yorkshire water have revealed that a 675mm combined public sewer crosses the site from North West to south east. Two smaller 225mm foul sewers also connect into this sewer close to the western and southern boundaries of the site. A 450mm public surface water sewer is located in Wetherby Road to the south of the site and a 600mm public surface water sewer runs parallel and in close proximity to the sites' northern boundary. Drainage plans are provided with these online particulars. It is envisaged that drainage from the site will be accommodated in these sewers but purchasers will be expected to make their own enquiries to confirm location, provision, depth and capacity.

It is understood that all main services and utilities are located in Wetherby Road and can be made available to the site. It is anticipated that purchasers will make their own enquiries to confirm locations and connection charges.

Ground Conditions

No ground investigations have been carried out on site. It is anticipated that investigations will be carried out by the preferred purchasers prior to finalizing any agreement.

Tenure

Freehold with 2 separate titles, simultaneous vacant possession on completion. The purchaser will be expected to clear the site, the vendors undertake no responsibility for removal of any items from the site prior to completion.

Legal Matters

No 67 is registered at the Land Registry under title Number NYK265522 a copy of which is attached to these (online) particulars. We do not have a title number at this moment for No. 65. Purchasers should familiarise themselves with the title details prior to submitting an offer.

Tender Requirements

Tenders are invited by the 6th December 2017.

Tenders should include details of the following:

- Price
- Any conditions attached to the offer. (It is envisaged that offers will be made subject to contract, planning, tree survey, ground conditions, flood risk, and highway assessment)
- A sketch layout and/or schedule of accommodation
- Funding arrangements

Attachments to these (online) particulars include:

- An aerial map of the site
- 1:1250 Ordnance Survey map of the site
- Topographical Survey
- Topographical Survey Issue Sheet
- Drainage plans
- Title documents

All details also available online at www.fssproperty.co.uk/plots

Viewing

Due to the derelict nature of the buildings on site and safety concerns, access to the inside of the buildings is strictly forbidden and should not be attempted under any circumstances. Interested parties are requested to arrange to view by appointment with the agents. Tenders are invited by the 6th December 2017.

Contact: FSS Simon Croft, Richard Smailes, Kerry Grant, Jane Benson
email: simon.croft@fssproperty.co.uk telephone: 01423 534 186 or 01423 534 196

Mobile: 07930 463589

Feather Smailes Scales,
8 Raglan Street Harrogate HG1 1LE

Contact: Joplings, Stefan Collier **email:** stefan@joplings.com
01765 694800

Joplings,
10 North Street, Ripon, HG4 1JY

Note: Particulars are for information purposes only. Illustrations and photographs are for identification purposes only. These particulars do not constitute an offer or contract of sale.