



 **brierley**  
homes

'Leven Pastures'

*Boundaries are approximate*

# Excellent Development Opportunity 'The Paddock'

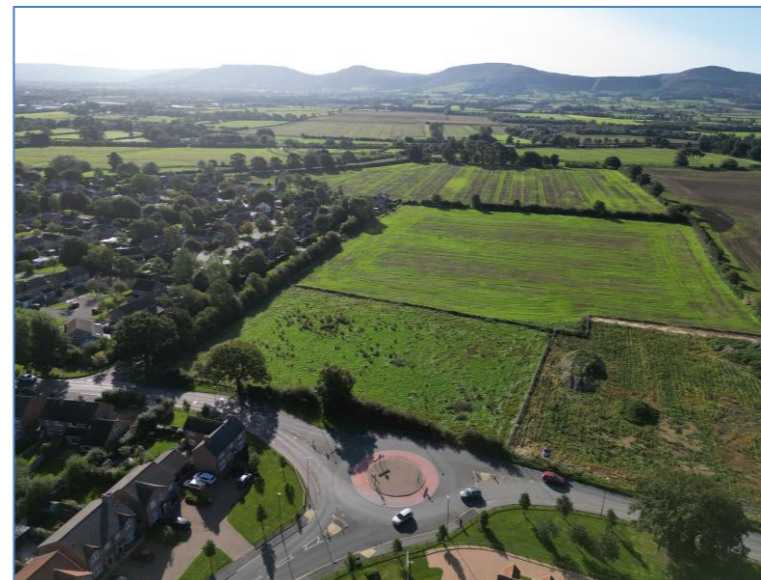
Westlands, Stokesley, Hambleton, North Yorkshire, TS9 5LE





## KEY CONSIDERATIONS

- Excellent development opportunity suitable for a variety of uses (STP)
- Situated in the highly sought market town of Stokesley, North Yorkshire
- Located adjacent to a committed housing site that will be delivered for executive housing
- Site area 1.98 acres (0.80 hectares)
- Sealed Informal Tenders are sought by **noon Monday 26<sup>th</sup> February 2024**



Boundaries are approximate



## LOCATION

The site is located on Westlands to the south west of Stokesley, a highly sought-after Market Town in the Hambleton District of North Yorkshire. Stokesley is located less than 10 miles south of Middlesbrough and is a gateway settlement between the North York Moors National Park to the south and the conurbation of Teesside to the north. Road access to the settlement is provided from the A172 which provides direct connectivity to the A19 to the west.

Stokesley is well located in regards to various local walking trails, the North Sea Coastline which is a short drive to the east, and 'Roseberry Topping', a popular rock formation that provides panoramic views across the region. Retail services in the town are provided from High Street which is characterised by attractive Georgian and Victorian properties having representation from a number of national and independent retailers.

The village has benefitted from significant investment in recent years, with various developments brought forward from a range of house builders including Taylor Wimpey and Tilia Homes.

## DESCRIPTION

The site is rectangular in shape and extends to approximately 1.98 acres (0.80 hectares). It is greenfield in nature comprising undeveloped scrub land. The site is bounded by residential housing to the east and Taylor Wimpey's now complete 'Stokesley Grange' development to the north, beyond the highway of Westlands. Arable land borders the site to the south whilst Brierley Homes' forthcoming 'Leven Pastures' 25 unit executive development creates the western boundary, as outlined in blue on the supporting aerial photograph.

## AREAS

The site extends to 1.98 acres (0.80 hectares). There are no on site structures.

## PLANNING

The current development plan for the site comprises the Hambleton Local Plan (2022). As of April 2023, Hambleton Borough Council has now become part of the wider North Yorkshire Unitary Authority. Until a new North Yorkshire Local Plan has been prepared and adopted, the Hambleton Local Plan policies, and their associated SPDs and evidence base, will form the basis for decision making in determining planning applications.

The site is situated adjacent to the settlement and amongst existing and committed residential development. The land is not allocated for development within the Hambleton Local Plan (2022) and is part of a wider green infrastructure corridor identified on the Local Plan proposals map. With regard to the site's immediate planning prospects for residential development, there is scope, subject to further landscape design and assessment, to demonstrate that an appropriately designed windfall development could be accommodated within the built form of Stokesley (as defined in Policy S5 and its supporting text) rather than in the open countryside.

With committed and existing residential development to the west, north and east, it would be necessary to demonstrate that the site and proposals relate to the main part of Stokesley and that an agreeable housing mix could be provided. Further discussions with the Local Planning Authority would be recommended, tailored to a specific proposal. There will also be the opportunity to promote the site as part of the forthcoming plan making process for the North Yorkshire Local Plan.

Savills is therefore of the opinion that the site presents developers with a rare opportunity to deliver a high-quality housing scheme, or other associated use, in a sustainable and sought-after location of North Yorkshire, subject to planning permission and all other necessary consents.





# The Paddock, Westlands, Stokesley, Hambleton, North Yorkshire, TS9 5LE





## SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

## VAT

All offers will be deemed to be exclusive of VAT, which may be payable on the transaction.

## TENURE

The site is to be sold freehold with vacant possession. The legal interest to be sold comprises part of Title Number NYK249140.

## METHOD OF SALE

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender. Tenders are requested by **noon Monday Friday 26<sup>th</sup> February 2024** and should be marketed 'Tenders for The Paddock, Stokesley'. Tenders are to be submitted directly to [glenn.laws@savills.com](mailto:glenn.laws@savills.com) or [ray.minto@savills.com](mailto:ray.minto@savills.com)

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Proof of funds;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion;
- Any conditions associated with the offer; and
- Full solicitor details.

Conditional and unconditional bids will be considered. Please note that our client is not obliged to accept the highest or indeed any offer, or will be required to exchange contracts at any time. All offers received are subject to contract.

Overage and clawback provisions may be incorporated into the sales contract. Savills are to be retained by the successful purchaser in respect of disposing future S106 affordable housing provisions, if applicable. Access to the south of the site must be retained by the vendor, at an access point to be agreed by the parties.

## INFORMATION PACK

An information pack is available from the link below which comprises the following documents:

- Aerial photographs;
- Title Register;
- Plans; and
- Technical ground information.

<https://savillsglobal.box.com/s/aawlgfl91khis1uoe77qt9lo27q2kj4v>

## LEGAL & SURVEYING FEES

Each party to bear their own costs incurred.

## VIEWINGS

Accompanied viewing days will take place during the marketing period with Sole Selling Agent, Savills.

## CONTACT

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