

LAND TO THE WEST OF CROFT LANE

Carlton Husthwaite



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LAND TO THE WEST OF CROFT LANE

CARLTON HUSTHWAITE, YO7 2BS

Northallerton 15 miles, Ripon 16 miles, Thirsk 6 miles, York 21 miles
(Distances Approximate)

A PRIME RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE
PLANNING PERMISSION FOR 4 SELF/CUSTOM BUILD DETACHED
BUNGALOWS IN THE SOUGHT AFTER AND HIGHLY DESIRABLE
VILLAGE OF CARLTON HUSTHWAITE ON THE WESTERN EDGE OF
THE HAMBLETON HILLS

Outline planning permission has been granted for the erection of 4 self/custom
build bungalows (Use Class C3) with all matters reserved except access



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Situation and Amenities

Carlton Husthwaite is an unspoilt and tranquil rural village on the western edge of the Hambleton Hills with the backdrop of the North York Moors National Park and the White Horse at Kilburn. The site is situated to the north of the village on the western side of Croft Lane with the A19 York-Teesside trunk road approximately 1 mile to the west with easy access to the A1(M) and the wider motorway network. The commercial centres of Teesside, York, Harrogate and Leeds are all within commuting distance and there are main line railway stations situated at York, Northallerton and Thirsk which provide services to London, Newcastle and Edinburgh as well as the Trans Pennine route.

A full range of local services can be found in both Thirsk (6 miles) and Helmsley (11 miles) as well as the popular Georgian market town of Easingwold (6 miles).

Description

The property comprises an undeveloped "Greenfield" site (currently arable) with open boundaries to the north and west with a mature hedge along the eastern boundary and a combination of hedges/garden fencing to the south. The total site area is approximately 0.81 acres and is rectangular in shape with a height above sea level of approximately 55 metres. The completed dwellings will have an attractive east/west aspect overlooking open farmland to the west. The indicative plans illustrate a scheme of 4 detached bungalows.

Unit	Description	Floor Area
Unit 1	Detached 3 bed bungalow	117 sqm 1259 sqft
Unit 2	Detached 3 bed bungalow	117 sqm 1259 sqft
Unit 3	Detached 2 bed bungalow	100 sqm 1076 sqft
Unit 4	Detached 4 bed bungalow	137 sqm 1474 sqft
Total		471 sqm 5068 sqft



Planning

Outline planning permission was granted on appeal by the Planning Inspectorate on 22nd January 2025 (ref: APP/U2750/W/24/3350480), following refusal by Hambleton District Council (ref: ZB23/02482/OUT), for the development of 4 no. self/custom build bungalows (Use Class C3). The permission approves access, with all other matters reserved for future approval, including appearance, layout, scale, and landscaping.

The scheme is being promoted in accordance with national and local self/custom build objectives. It is envisaged that a developer or master builder will carry out the enabling works (access, drainage, and services) before plots are brought forward individually. Following this, the homes may be delivered in one of two ways:

- As self-build plots, where individual purchasers acquire a serviced plot and appoint their own builder, or
- As custom build homes, where purchasers choose a plot and commission the developer to build a home tailored to their needs.

To facilitate this approach, a Section 73 application has been submitted to North Yorkshire Council seeking to vary a number of planning conditions to enable phased delivery. This allows enabling works (Phase 1) to be discharged and implemented separately from the delivery of individual plots (Phase 2), which may proceed individually as Phases 2A–2D.

The application is supported by a Phasing Plan (ref: 121-PB-XX-XX-DR-A-1003XX) which sets out the intended sequence of development and supports a flexible, plot-by-plot delivery model in line with self/custom build principles. Reserved Matters Applications can be submitted on a per-plot basis, allowing each home to be designed and brought forward independently, subject to compliance with overarching planning conditions and any approved design code.

Title

The land is registered under Title Number NYK450033 and is available freehold with vacant possession on legal completion.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

Prospective purchasers must satisfy themselves as to their availability and capacity although mains, water, electric and drainage are understood to be in the vicinity on Croft Lane.

Designations

We are not aware of any environmental or historic designations and the site falls outside the Carlton Husthwaite Conservation Area.

Local Authority

North Yorkshire Council, Civic Centre, Stones Cross, Rotary Way, Northallerton, DL6 2UU.

T: 01609 767015

Method of Sale

The property is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. The purchaser will be responsible for the erection of a new stockproof boundary fence between points A-B-C. This will be in the form of creosote timber post and 5 rail fence to Industry Standard with 6' x 5"x2.5" posts and 3"x1.5" rails with galvanised sheet netting.

Viewings

The site can be viewed from the roadside at anytime during daylight hours subject to having a set of sales particulars and having been pre-registered with the Selling Agents. If a site inspection is required, this must be by private appointment with the Selling Agent GSC Grays on 01423 590500.

Sporting, Timber and Mineral Rights

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

Solicitors

To be confirmed

Health & Safety

We would ask that prospective purchasers are as vigilant as possible when making an inspection of the site for your own safety and no liability is accepted.

Directions

The site is on Croft Lane on the northern edge of the village. Travelling east from the A19 into Carlton Husthwaite take a left turn on entering the village onto Croft Lane and the site is on the western side of the lane.

what3words: ///broth.salary.tensions



CONDITIONS OF SALE

Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England Base Rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Area and Schedules

These are based on the Ordnance Survey and Land Registry records and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall

be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale and does not entitle either party to compensation in respect thereof.

Selling Agents

GSC Grays, 15-17 High Street, Boroughbridge, YO51 9AW.

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DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: April 2025. Photographs taken: April 2025

