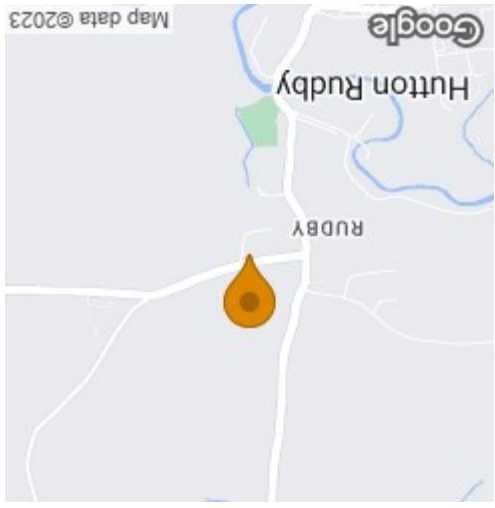


Disclaimer Notice

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy 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 only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.



England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs		
A	(92 plus)	Not energy efficient - higher running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Energy Efficiency Rating		Potential



# LAND AT MEADOW HILL FARM

Rudby, North Yorkshire TS15 0JJ

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# LAND AT MEADOW HILL FARM

Rudby, North Yorkshire TS15 0JJ

A residential development opportunity within a sought-after location.

Land available for residential infill development within the village of Rudby, North Yorkshire. The applicant is inviting offers on 3.80 acres of land for potential residential development, with additional land also available by separate negotiation.

- Key Considerations
- \* Residential Development Opportunity
  - \* Infill Development Site
  - \* 2 Parcels of Land
  - \* Biodiversity Net Gain (BNG) Opportunities
  - \* Attractive Village Location

Rudby is a small sought-after village, located northeast of Hutton Rudby within North Yorkshire. ?  
The site is located 4.0 miles from Stokesley, 5.7 miles from Yarm and 19.9 miles from Darlington.?

A main line train station can be found at Darlington providing easy links to London Kings Cross and Edinburgh. National and international flights are available from Teesside and Newcastle airports. ?

The A19 and A1(M) are easily accessible bringing many areas within commuting distance.

#### Parcel 1

We are instructed to invite offers to purchase 3.80 acres (1.54 hectares) or thereabouts of land and a poultry building as shown edged red on the plan.

#### Parcel 2

The adjoining 6.78 acres (2.74 hectares) or thereabouts shown edged blue can also be made available to purchase with Parcel 1 by way of separate negotiation



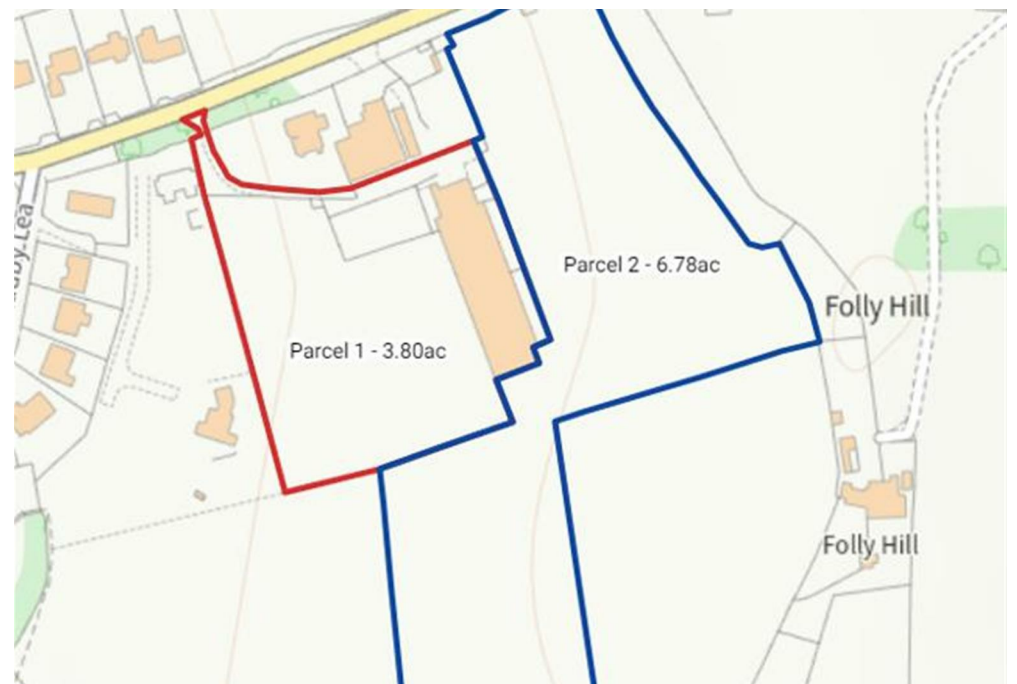
**GSC GRAYS**  
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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)



Parcel 1 can be accessed directly from Rudby Bank, via an existing residential access. The Purchaser will have the right to construct a road from this point to the site to an adoptable standard.

Access to Parcel 2 can also be taken directly from Rudby Bank via an existing agricultural access.

There is a Public Footpath (PROW) which runs through the middle of Parcels 1 and 2 (path reference: 10.132/2/1), leading from The Grove to Rudby Bank, north of the land and shown by the dotted orange line on the plan.

#### Planning

It is considered that Parcel 1 can be developed in compliance with the policies detailed within Hambleton Districts Local Plan, including Policy HG4 and HG5. ?

Directly north of Parcel 1 is an existing development which received planning in October 2018, with a second development site on the western boundary of which received planning in February 2020.?

No pre application advice has been obtained by the vendor. The purchaser must rely on their own enquires with North Yorkshire Council.

#### Overage

As a consequence of its future development potential the land will be sold subject to a 30-year overage based on 50% of the uplift in value arising from the grant of planning consent, being payable to the vendor.

This is to be protected by a restriction on the title in favour of the vendor. Depending on the offer level, the vendor may consider removing the overage clause.

#### BIODIVERSITY NET GAIN (BNG)

The vendor is open to discussions relating to BNG for the land within Parcel 2.

#### Wayleaves and Easements

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

#### Health and 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.

#### Particulars and Photographs

Particulars were written in July 2023. Photographs were taken July 2023.

#### Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy. The vendor reserves the right to change and amend the boundaries.

#### VAT

The Vendor reserves the right to charge VAT on the purchase price.

#### Method of Sale

The site is to be sold by Informal Tender. Interested parties should express their interest to GSC Grays via email. Thereafter additional information of the tender deadline will be issued. The Vendor is seeking unconditional offers for the sale of the land, although conditional offers will be considered.

#### Tenure

Freehold with vacant possession on completion.

#### Viewings

Viewings are Strictly by appointment. Please contact 01833 637000 for more information.

#### Contact

For further information please contact: Alice Bonas MRICS - 01833 637000 - [alb@gscgrays.co.uk](mailto:alb@gscgrays.co.uk)

Description	Size (ac)
Grassland utilised for grazing free range poultry.	3.80
Poultry building comprising a steel portal frame, profile side sheets and corrugated roof sheets.	0.46
Grassland utilised for grazing free range poultry.	6.78

