



Residential Development Opportunity

The Rowans

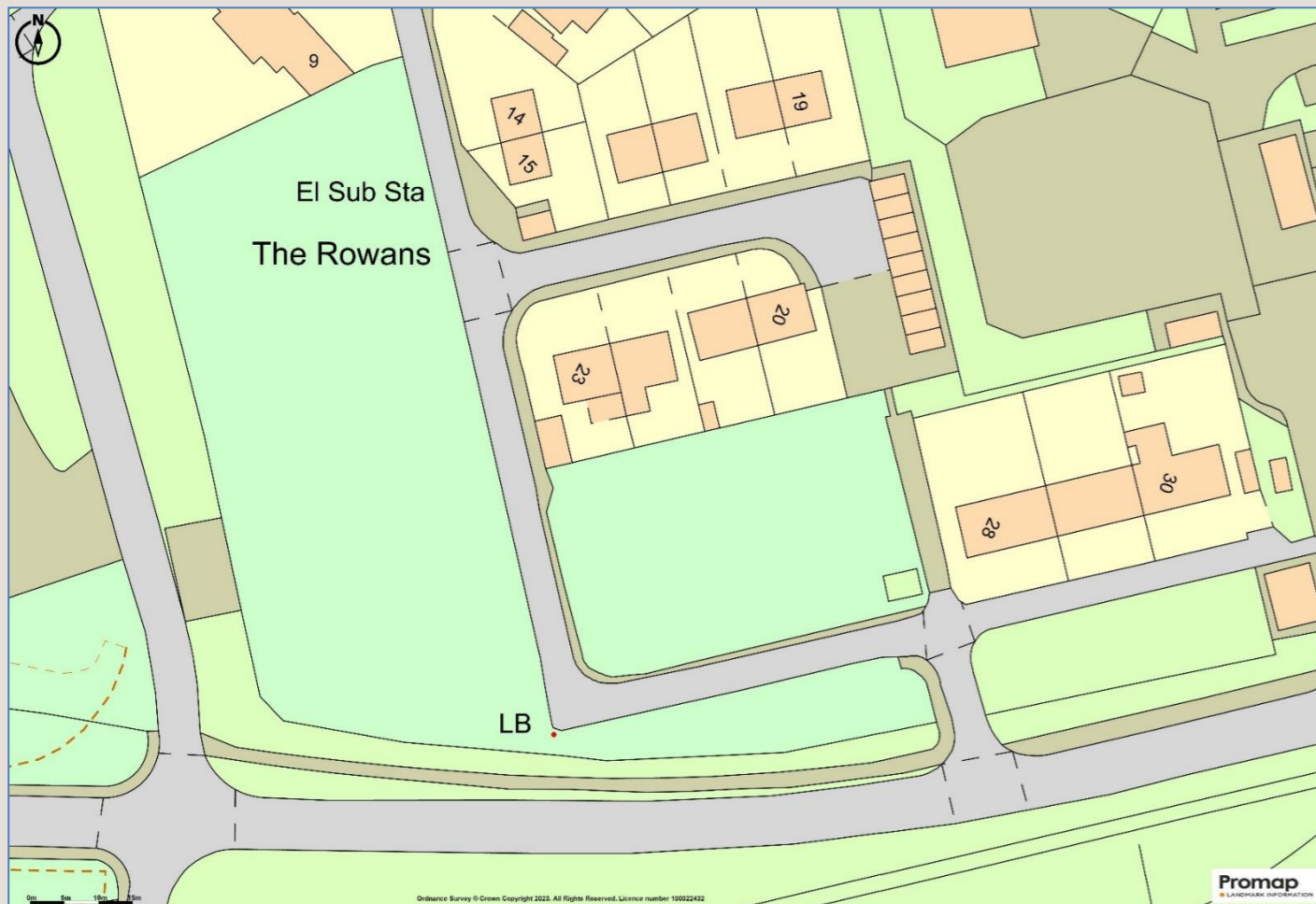


York Road, Wetherby, LS22 5EB



KEY CONSIDERATIONS

- Residential Development Site with Outline Planning Permission for 9 dwellings
- Located in the “Golden Triangle”, directly east of Wetherby town centre, opposite Wetherby Racecourse
- Prominent roadside frontage onto key route of York Road
- Immediate proximity to Wetherby’s services and amenities, with easy access to York, Leeds and Harrogate
- Offers are invited by informal tender



LOCATION & DESCRIPTION

The subject site is located in Wetherby, a highly sought after and historic market town in the heart of the popular “Golden Triangle” between Leeds, Harrogate and York. Wetherby is extremely well-served by a range of services and amenities together with excellent transport links. The site is located approximately 9 miles south east of Harrogate, 13 miles west of York and 15 miles north of Leeds.

The site is cleared, comprising in total approximately 1.7 acres (0.688 hectares). To the east of the site lies HM Prison Wetherby. To the south lies York Road, with Wetherby Racecourse beyond. There is existing residential property to the north with light commercial land use to the west, with A1(M) and Wetherby town centre beyond.

Wetherby appeals to a wide range of demographics including commuters, families, retirees and young professionals. There are a number of public houses, restaurants, café’s, shops and amenities within close proximity, including a Morrisons and Aldi food store. Wetherby also has a selection of primary and secondary education, including a secondary school at nearby Boston Spa.



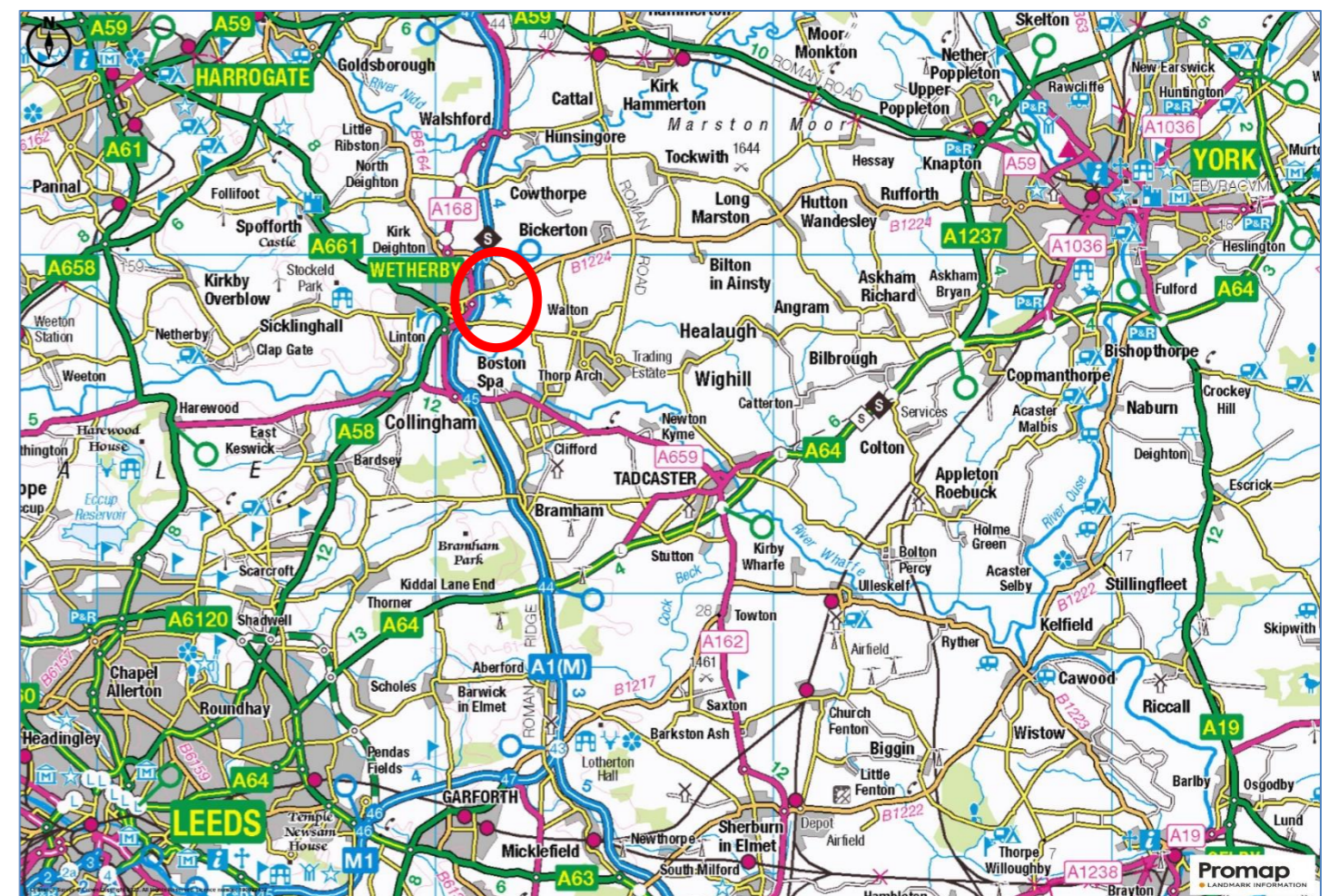
PLANNING

The site has the benefit of an Outline Planning Permission for up to 9 residential dwellings (C3) with all matters reserved with the exception of access, which was granted on 22nd May 2022 (Reference 20/02494/OT).

The Approved access is taken from York Road. There is no affordable housing attached to this permission. A full list of S.106 requirements is available on the dataroom. The application was granted subject to conditions and the following matters have been reserved for future determination: ‘Layout’, ‘Scale’, ‘Appearance’ and ‘Landscaping’.

ACCESS AGREEMENT

There is an access agreement in place between the existing land owner and the neighbouring land owner, The Secretary of State for Justice (SSJ) for the requisite access rights and additional land needed to implement the planning permission that shall be passed to the successful purchaser of the site. Full details are available to interested parties, please speak to the agents.



VIEWING

Viewing of the site can be obtained from the roadside.

TENURE

The site is for sale freehold with vacant possession on completion.

VAT

We understand that the site is not elected for VAT.



TECHNICAL INFORMATION

The client has had commissioned a wide range of planning and technical documentation, which is available to interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/The-Rowans-Wetherby>.

EXISTING WAYLEAVES, EASTMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars. Please note the agreement between the existing landowner and neighbouring Secretary of State for Justice that shall be passed to the successful purchaser of the site.

METHOD OF SALE

The site is for sale freehold with vacant possession on completion. Offers are invited by informal tender, with bids to be submitted to Joshua Franklin at jfranklin@savills.com

COMPLIANCE CHECKS

We are required by law to satisfactorily complete compliance checks on the purchasing entity.

Important Notice

Savills, their clients and any joint agents give notice that:

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Marketing Particulars: June 2023

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