



# Residential Development Opportunity

Land to the South of Harkness Drive

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Leeming Bar, North Yorkshire, DL7 9BB





## KEY CONSIDERATIONS

- Outline Planning Approval for a yield of c.85 – 100 dwellings
- Greenfield site extending to approximately 8.19 acres gross (3.314 hectares)
- Established and well-served residential location with excellent regional road links
- C. 6.5 miles west of Northallerton & 12 miles south of Richmond
- Offers are invited on a conditional or unconditional basis by Friday 24<sup>th</sup> November 2023
- Technical & Planning details

<https://savillsglobal.box.com/v/Harkness-Drive-Leeming-Bar>



*Site viewed along southern boundary*



*Access through Harkness Drive, off Bedale Road*



## LOCATION

The site is situated in the village of Leeming Bar, within the county of North Yorkshire. Leeming Bar is located approximately 6.5 miles west of Northallerton, 25 miles north of Harrogate and 37 miles north of York. Being situated immediately off the A1 (M), the village is well located for connecting north and south. Indeed, the towns of Richmond, Darlington and Middlesborough lie approximately 12, 20 and 28 miles away respectively.

There are a range of services and facilities, including a Co-Op store, three public houses, Primary School, selection of independent retailers and the terminus of the popular heritage rail service, the Wensleydale Railway. Nearby Northallerton offers a wider range of services and amenities, including a railway station on the main East Coast Railway, with regular, direct trains to destinations including London Kings Cross, York, Newcastle and Edinburgh.

## DESCRIPTION

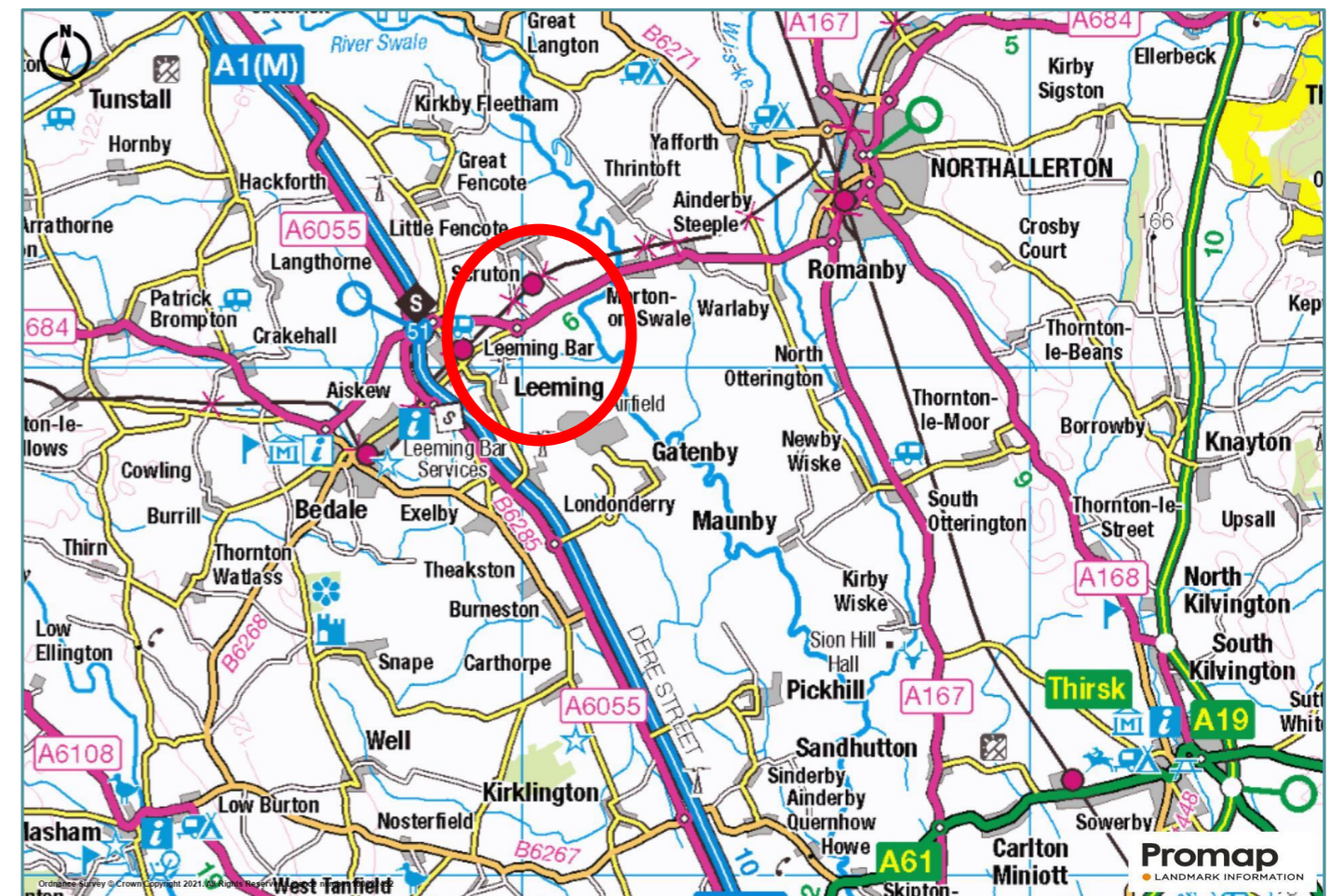
The subject site area is approximately 8.19 acres gross (3.314 Hectares), as outlined in red on the indicative site plan. The site is accessed via Harkness Drive, off Bedale Road. The site is currently vacant agricultural land. To the north and the east of the site lies existing, established residential dwellings. To the south and the west lies agricultural land, with the A1(M) beyond. The topography of the site is generally flat.

## Planning

We understand that the development site has recently secured Outline Planning Approval at committee (Ref: 22/01509/OUT), for residential development and associated infrastructure with all matters reserved other than access into the site. We are currently awaiting the corresponding decision notice. We understand that the final density is to be finalised, but having reviewed the draft conditions that are to be attached to the decision notice we anticipate density to be in the region of 85 to 100 plots. There is to be 30% affordable housing on site.



Site viewed along southern boundary



Site Location



## VAT

We understand that the site is not elected for VAT, but the Vendor reserved the right to charge VAT.

## METHOD OF SALE

The site is for sale freehold with vacant possession on completion. Offers are invited by informal tender, with bids sought by NOON Friday 24<sup>th</sup> November 2023 to be submitted to Joshua Franklin at [jfranklin@savills.com](mailto:jfranklin@savills.com). Please complete the associated excel proforma with your bid.

## VIEWING AND FURTHER INFORMATION

Viewing of the site can be obtained from the roadside. For further information, please contact:

- Joshua Franklin: [jfranklin@savills.com](mailto:jfranklin@savills.com) 07807 999 923
- Hannah Coleman: [hannah.coleman@savills.com](mailto:hannah.coleman@savills.com) 07816 184 075

## TECHNICAL INFORMATION

The client has instructed a range of technical reports on the site, including a Phase II Ground Report and Topographical survey. All planning and technical information, is available to interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/Harkness-Drive-Leeming-Bar>

## TENURE

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

## 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.

## CONTACT

Josh Franklin  
Savills Leeds  
[jfranklin@savills.com](mailto:jfranklin@savills.com)  
0113 220 1255  
07807 999 923

savills



Indicative Site Plan – Outline Planning Permission

## Compliance Checks

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity.

### Important Notice

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Marketing Particulars: October 2023