



# Development Site (1.95 Acres Approx.)

South Otterington, Northallerton



RobinJessop

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## South Otterington, Northallerton

### A First Class Development Site In An Attractive Village Location – For Sale as a Whole or in 2 Lots

- Prime Residential Development Site
- Planning Permission Granted For Two Dwellings
- Two Large Individual Plots
- Central Village Location
- Viewing By Appointment
- Guide Price: Offers in Excess of £700,000

#### SITUATION

Northallerton 3 miles. Thirsk 6 miles. Teesside 25 miles. York 25 miles.

The development site is very pleasantly situated in the centre of South Otterington which is a popular and attractive village which is well placed in relation to the thriving market towns of Northallerton, Bedale and Thirsk.

It is also within commuting distance of Teesside, Harrogate, York and Leeds rendering it an ideal location for both work and leisure. It is also extremely well placed directly opposite the primary school in the village and in close proximity to a selection of independent and state secondary schools.

#### DESCRIPTION

Offered for sale is a prime residential development opportunity with planning permission for two dwellings which sits beautifully within the centre of the attractive village of South Otterington.

The site has full reserved matters planning permission in accordance with Planning Decision Notice 23/01987/REM together with Decision Notice ZB20/00219/DCN01 which discharges Conditions 8 and 9 of the earlier approval. The reserved matters planning reference also confirms that all pre-commencement conditions have been discharged.

The planning permission is therefore deemed to have commenced and will remain extant in perpetuity.

It comprises a highly attractive grass paddock which has a tree-lined aspect, also being situated within a Conservation Area.

#### Plot 1 (Meadow View)

Outline Planning Permission for a large detached house which is complemented by a grass paddock and tree lined plot.

#### Plot 2 (Meadow House)

Outline Planning Permission to build a substantial five-bedroom detached house, again complemented by a grass paddock and tree lined plot.

The whole site is shown edged in red on the plan included in this sales brochure. The two building plots are also shown edged in red on the North Yorkshire Council's Planning Portal, which are situated to the East and West end of the whole site. The position of each dwelling is evident on site as the soil is stripped back.

The whole site extends to 1.95 acres approx.

#### GENERAL REMARKS & STIPULATIONS

#### VIEWING

Strictly by appointment with Robin Jessop Ltd 01677 425950 / 01969 622800.

#### TENURE

Freehold with Vacant Possession.

#### OFFERS

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

#### METHOD OF SALE

The property is offered for sale by private treaty. However, we reserve the right to conclude negotiations by any other means at our discretion.

#### SERVICES

All mains services are situated nearby within the village. (There is no mains gas in the village). Please note that indicative costs for connections to the mains services are available upon further request.

#### BOUNDARIES

The Vendors will only sell such interest (if any) they have in the boundary fences, ditches, walls and hedges and other boundaries separating this property from other properties not belonging to them.

#### PLANNING

The reserved matters planning reference 23/01987/REM also confirms that all pre-commencement conditions have been discharged.

#### PHOTOGRAPHS

Please note some of the photographs were taken in 2021/2022 when planning permission was first obtained.

#### CONDITIONS 8, 9 & 12

Please note that the two plots have been discharged in respect of Conditions 8, 9 & 12. As a result the planning permission should now be deemed 'extant'. However, prospective purchasers should make their own enquiries via North Yorkshire Council's Planning Portal to satisfy this and any other planning related matter.

#### CONSERVATION AREA & TPO'S

The site is attractively situated within a Conservation Area. Furthermore, many of the trees are subject to Tree Preservation Orders.

#### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive Covenants whether mentioned in these particulars or not.

#### LOCAL AUTHORITY

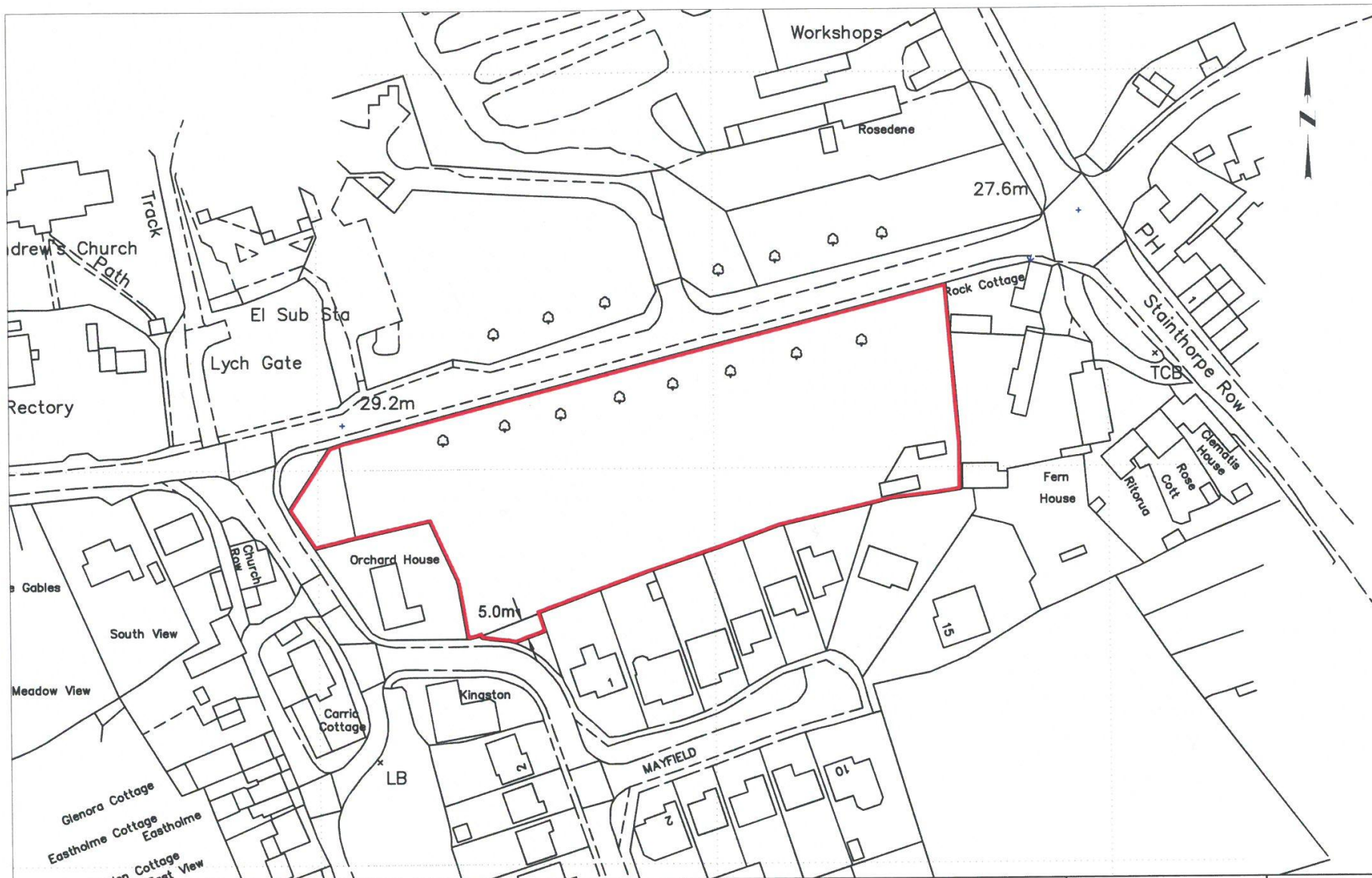
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU. Tel:01609779977 . Email:[info@hambleton.gov.uk](mailto:info@hambleton.gov.uk)


#### PLANNING CONSULTANT

Johnson Mowat Planning Consultants, Coronet House, Queen Street, Leeds, LS1 2TW

#### IMPORTANT NOTICE

**Please note that the photo montage images shown within this brochure are for illustration purposes only. It is the site only which is being sold, NOT the completed dwellings.**



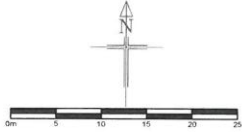
|                 |   |                  |   |
|-----------------|---|------------------|---|
| NOT TO SCALE    | <u>Land at South Otterington</u><br><u>Northallerton, North Yorkshire</u> | Plan No: 3110.01 |  |
| Date:- Sep 2021 |   |                  |   |

**PROPOSED SITE PLAN**  
Scale 1:500

F 1.8m high hit and miss double sided close boarded timber fence  
F1 1.8m high hit and miss single sided close boarded timber fence  
See drawing SO-201 for Fence and Wall details

**SCHEDULE OF HOUSE TYPES**

| TYPE | SQ.FT |
|------|-------|
| A    | 3020  |
| B    | 2550  |



Minimal cut through area of tree removal transitioning to No dig  
Geocell Tree Root Protection with permeable block paving  
surface to 4m depth from back of footpath, then transitioning to  
Geocell Sodgrip 85 or similar approved forming a porous gravel  
filled drive surface.



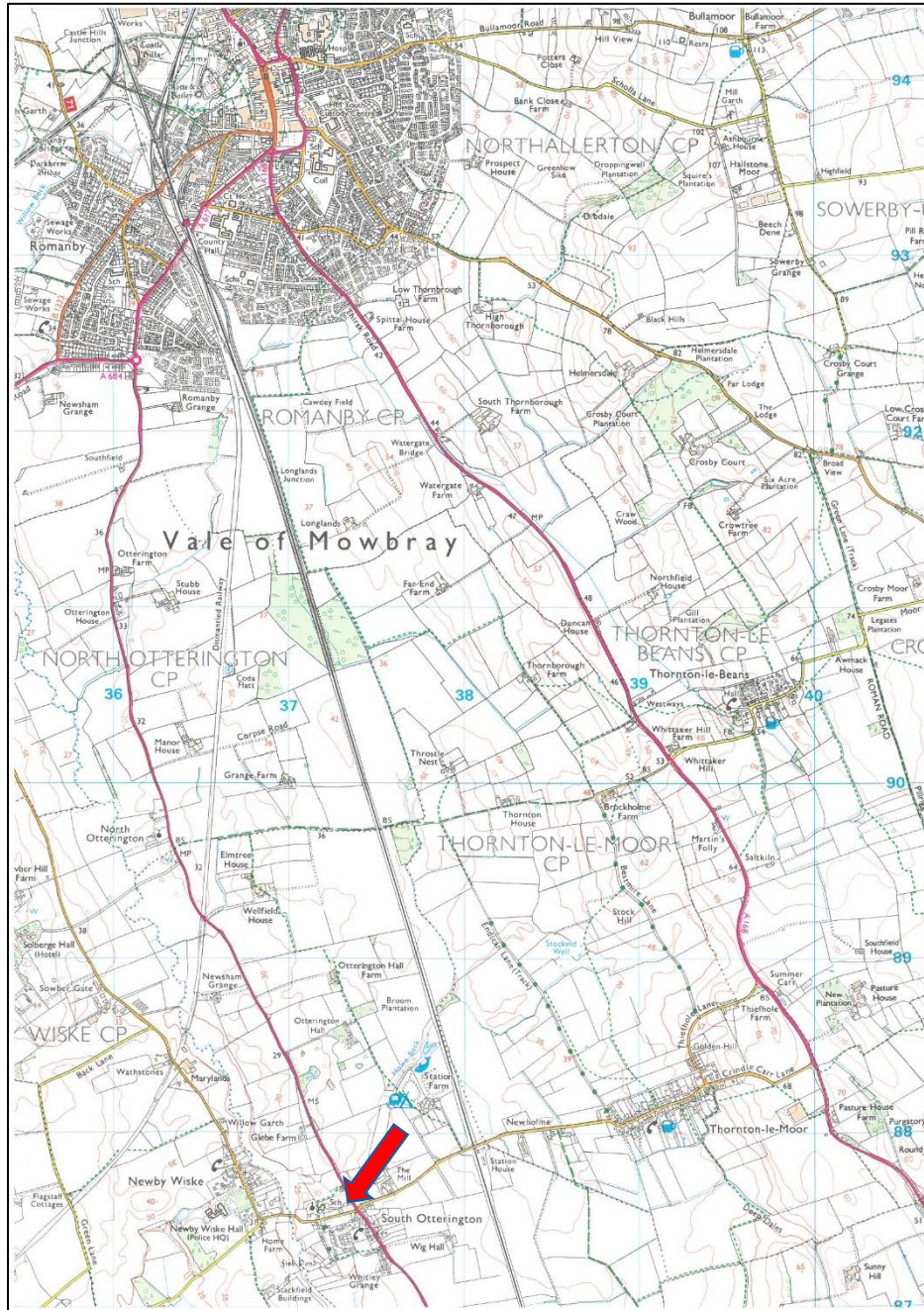
Date 08/08/23  
Checked MF  
Drawn MF  
Scale @ A3 1:500  
Client: Hill Top House, Hill Top, Newmillerdam,  
Wikefield, WF2 6GB  
T: 0771 0394783  
E: info@syndicatedesignltd.co.uk  
Drawing No. SO-101  
Rev. N

syndicate design limited  
architectural solutions

Drawing: PROPOSED SITE PLAN

- TREES RETAINED
- ROOT PROTECTION
- PROPOSED MEDIUM SIZED TREES
- PROPOSED LANDSCAPING
- PROPOSED NATIVE HEDGING

Client: LAND OFF BIRCHFIELD  
Project: SOUTH OTTERINGTON





4 North End, Bedale, North Yorkshire, DL8 1AB  
Tel: 01677 425950 E info@robinjessop.co.uk

[www.robinjessop.co.uk](http://www.robinjessop.co.uk)

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY  
Tel: 01969 622800 E info@robinjessop.co.uk



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