



Nabarro McAllister & Co
C h a r t e r e d S u r v e y o r s

FOR SALE

RESIDENTIAL DEVELOPMENT SITE

ARLA FOODS, ROMANBY ROAD, NORTHALLERTON
NORTH YORKSHIRE, DL7 8NJ



We give below brief details of a level site with planning permission for residential development.

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LOCATION

The site is situated on the edge of Northallerton between the town centre and Romanby village and Northallerton town centre is about 800m away and there is a short walk to Northallerton Station which sits on the east coast mainline. The site is close to the junction of Romanby Road and Ainderby Road.

DESCRIPTION

The site comprises a level site formerly used as a dairy. It is bounded on two sides by railway lines and is triangular in shape. The site measures approximately 0.7 hectares.

PLANNING PERMISSION

A Planning Application was submitted to Hambleton District Council for a mix of 2, 3 and 4 bedroomed dwelling houses in terraces and semi detached pairs. All of the properties are two storeys plus roof. Hambleton Council are minded to grant planning permission for the scheme on the attached plan subject to:

- a) the consideration of any outstanding consultations,
- b) the completion of a Section 106 Agreement,
- c) proposed conditions as detailed in the committee report. A copy of the plan showing the layout of the houses is attached to these particulars.

The planning permission is to be granted subject to the completion of a Section 106 Agreement whereby two units of affordable housing will be secured and a £30,000 contribution to be split between public open space, sport and recreational facilities and education provision and £1,000 contribution towards the provision of yellow box markings at the railway crossing. A copy of the Committee report is available on the public access website of Hambleton Council or from the Chartered Surveyors.

TERMS

The site is offered for sale at offers over £650,000.

VIEWING

Strictly by appointment with the Chartered Surveyors.

Subject to Contract

MISREPRESENTATION CLAUSE

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
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Regulated by RICS

e*SCAPE
 Landscape Architecture
 1500 @ A3
 Sept 13

Draw Title: Illustrative Masterplan/Indicative Layout
 Drawing Number: 010.048.P010
 Revision: REV E

Client: Art Foods
 Project Name: 010.048
 Project Title: The Gateway, Northallerton

Scale 1:500 (25m)
 0 5m 10m 20m 30m

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NORTH

Key

- Stone Filled Gabbions
- Traditional Streets
- Shared Surface
- Squares & Lanes
- Highways
- Trees
- Carriageways
- Indicative House Types
- Homes
- Wheel Ownership
- Site Boundary

