



*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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**Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451**  
**Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY**

## **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**

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***Regulated by RICS***



**e\*SCAPE**  
 Landscape Architecture  
 1500 @ 43  
 Sept 13

Project Title: The Gateway, Mortlachton  
 Project No: 010.048  
 Client: Art Foods  
 Design No: 010.048.P010  
 Revision: REV E

Drawn By: Illustrative Masterplan/Indicative Layout  
 Date: 1500 @ 43  
 Sept 13

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

