



# For Sale

## Development Opportunity

# Attractive Riverside Residential Development Site

Land East of Byng Road, Hipswell, Catterick Garrison, DL9 4DP



- 0.67 Ha (1.65 Acres)
- Secluded Riverside location
- With outline planning consent for 11 dwellings
- Close to local amenities

# Land East of Byng Road, Hipswell, Catterick Garrison, DL9 4DP

## Location



The site is located to the east side of Byng Road directly opposite Kingfisher Drive and on the fringe of the village of Hipswell adjoining the neighbouring community of Colburn.

It has good access to public transport via bus and is within walking distance of shops and services within Catterick Garrison and Hipswell Primary School. It is also in close proximity to the £25 million new Princes Gate Shopping and Leisure Complex including two restaurants, a 60 bed Premier Inn and a 7 screen Empire Cinema which lies adjacent to an existing Tesco Superstore and Leisure Centre.

It is approximately 3.6 km (2.25 miles) from the new junction with the soon to be upgraded A1(M) at Catterick.

## Description

An irregular shaped site with the proposed built area being relatively level but with steep banked wooded slopes to its southern boundary, the initial management of which is proposed to be retained by the current owners. It lies in an attractive secluded position alongside the tree-lined Colburn Beck.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

The purchaser is to be responsible for the vendors legal costs.

## Site Area

We understand the total site area extends to some 0.67 hectares (1.65 acres) as edged approximately in red on the aerial photograph.

## Planning

Outline planning permission for 11 dwellings (ref: 15/00935/OUT) was granted by Richmondshire District Council on 1st March 2016 and a Decision Notice is due to be issued subject to a draft S106 Agreement which will seek (subject to Economic Viability Assessment) a 40% Affordable Housing provision and a contribution towards education and a nearby play area.

## Terms of Offer

Offers are invited for the benefit of our clients freehold interest.

## Further Information

Further information including topographical and ecology surveys, a design and access statement and drainage drawings can be made available to seriously interested parties.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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13th July 2016

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