

CARVERS

COMMERCIAL & SURVEYING

Darlington Road, Northallerton, North Yorkshire, DL6 2NN

Residential Development Site with Planning Consent for 15. Dwellings – 1.15 Acres

FOR SALE – Offers in the Region of £850,000

SITUATION/LOCATION
The site fronts Northallerton Road on the periphery of Northallerton town centre and adjacent to Standard Way Business Park.

The immediate vicinity is a mixed location incorporating extensive new build housing around Taylor Wimpey's William's Heath development and Persimmon's Kingsbrook development. Commercial amenities in the vicinity include Aldi and McDonalds amongst a variety of trade related occupiers together with a diverse and established retail mix across the High Street including Barkers, Waterstones, EWM and Boots among others.

Northallerton is an affluent Market Town situated approximately 8 miles north of Thirsk, 15 miles south of Darlington and 30 miles north of York. The town benefits from convenient transport links across the region with access to the A1(M) and A19 within a short driving distance.

DESCRIPTION
Residential development site of generally rectangular proportions extending to approximately - 1.15 Acres.

The site is former grazing land presently unmade and laid to lawn / overgrown. The site is generally level bound by neighbouring residential dwellings and Northallerton Road from the west.

PLANNING PERMISSION
The site received planning consent for the construction of 15 dwellings, a new access road and associated infrastructure works in July 2025.

The S106 provides for 11 open market units and 4 affordable units. (2 x rented affordable housing units and 2 x shared ownership affordable housing units)

The site is subject to CIL which is estimated to be around £67,430 based on the 2026 charging schedule provided by North Yorkshire County Council. (Agents note - this figures assumes that the CIL does not apply to the affordable units and interested parties should clarify this figure with NYCC).

All planning documents may be referred to via NYCC's online planning portal (Public Access)

PLANNING REF: ZB23/01280/FUL

TITLE
Freehold
(Title No's: NYK499088 and NYK460647)

VAT
We are advised by our client that VAT is not applicable to the sale price.

AGENTS NOTE
All site plans, sizes and aerial photography are provided for identification purposes only and without reliance. Interested parties should qualify this information with their professional advisors.

ACCOMMODATION SCHEDULE

	Description	Size (sq.m.)	Size (sq.ft.
Plot 1	Ground Floor Apartment – 1 Bed **AFFORDABLE**	52	560
Plot 2	First Floor Apartment – 1 Bed **AFFORDABLE**	52	560
Plot 3	2 storey 3 bedroom attached **AFFORDABLE**	88	947
Plot 4	3 bedroom end terrace	88	947
Plot 5	3 bedroom terrace	105	1,130
Plot 6	2 bedroom terrace **AFFORDABLE**	78	839
Plot 7	3 bedroom end terrace	105	1,130
Plot 8	3 bedroom semi-detached	107	1,152
Plot 9	3 bedroom semi-detached	107	1,152
Plot 10	4 bedroom detached	165	1,776
Plot 11	4 bedroom detached	165	1,776
Plot 12	2 bedroom semi-detached with garage	96	1,033
Plot 13	2 bedroom semi-detached with garage	96	1,033
Plot 14	2 bedroom semi-detached with garage	96	1,033
Plot 15	2 bedroom semi-detached with garage	96	1,033
TOTAL		**1,496**	**16,101**











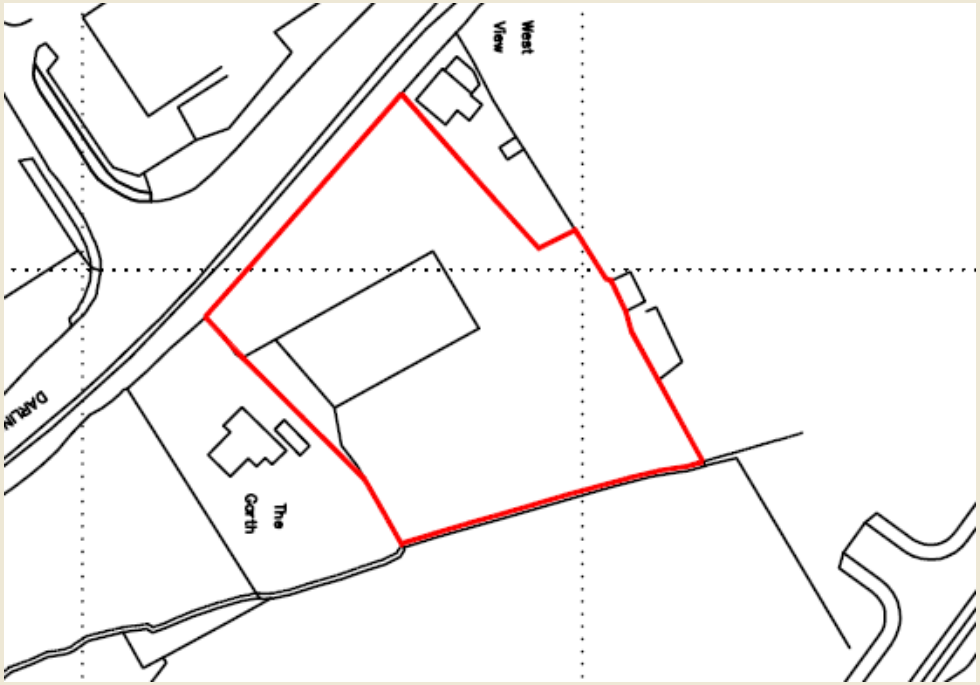
West View
The Garth



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