Land East of Cookson Way
Brough with Saint Giles, Catterick
North Yorkshire, DL9 4XG

Residential Development Opportunity

Approximately 4.23 hectares (10.47 acres) with Outline Planning Permission for up to 107 new houses.

www.thomlinsons.co.uk
Situation and Description

The Village of Brough with St Giles is situated in the desirable Richmondshire district of North Yorkshire within two miles of Catterick Garrison and five miles from the Yorkshire Dales market town of Richmond.

It is an ideal base for commuting around the region, being within 2 miles from the A1(M) which gives direct access to York (42 miles), Teesside (30 miles), Newcastle (47 miles), and Leeds (52 miles) with further motorway connections of the M62/M1 accessible in under an hour. Northallerton railway station is within 14 miles, giving connections, north to Darlington, Newcastle and Scotland and south to York and beyond. Both Leeds/Bradford, Durham Tees Valley and Newcastle airports are also within 50 miles.

Catterick offers a small number of shops, a pharmacy, public houses and take aways as well as the well known race course. There is a health centre and primary education in the village along with primary and secondary schooling available in Richmond, Colburn and the Garrison. In addition Catterick Garrison retail centre has supermarkets, a hotel, cinema, sports/leisure centre, health centre, restaurants and public houses.

The site lies to the East of Cookson Way, and enjoys open rural aspects to the North, South and East. The access will be taken from an existing roundabout on the adjoining residential estate.

Planning Permission

Outline Planning Permission, Decision No. 17/00628/OUT has been granted for up to 107 dwellings with 40% affordable housing, and all matters reserved except for access.

Section 106

A Section 106 Agreement has been negotiated with Richmondshire Council and is available to download from the Agents website.

Planning Application Information

The site has been promoted by White Acre Estates Limited on behalf of the landowners. As part of the application process, a comprehensive list of technical documents have been submitted to support the application and ensure that the development is technically deliverable. The documents are available to download from the website of the Sole Selling Agents website: https://www.thomlinsons.co.uk/Cookson-Way-Catterick

The following documents (the list is not exhaustive) will be available.

• Planning decision notice
• S 106 Agreement
• Supporting application documents
• Topographical survey
• Transport Assessment
• Stage 1 Geoenvironmental Report
• Ecology report
• Flood Risk Assessment
• Archaeological Report
• Tree Survey
• Landscape Visual Impact Assessment

Note

The purchasers will be required to provide a serviced access to the North West, East and South boundaries of the site to clients retained land. Details to be agreed.
Method of Sale

The site is Freehold and is to be offered for sale by informal tender.

Offers are to be submitted in writing by 12 noon on Tuesday 17th April 2018 to the offices of Thomlinsons clearly marked “Land East of Cookson Way”. Subject to Contract offers are invited for the freehold interest of the property. Vacant possession will be given upon legal completion.

Viewing Arrangements.

Viewing of the site may be undertaken at any reasonable time. Prospective purchasers should be aware that inspections are made entirely at their own risk and the vendor or their agents accept no responsibility arising from such inspections.

Contact Information

If you would like to discuss this site in further detail please do not hesitate to contact Richard Waring at Thomlinsons, or the promoter Ken Whitaker.

Thomlinsons, 24, High Street, Wetherby, West Yorkshire, LS22 6LT

Email: richard@thomlinsons.co.uk
Tel: 01937 582748

Any queries relating to technical issues or the planning background should be directed in the first instance to:

Ken Whitaker at White Acre Estates
email: ken@whiteacreestates.co.uk
Tel: 01925 764906

Important Note

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