

**Residential Development Site
Franklin Road and Strawberry Dale Square
Harrogate
HG1 5ED**



**FOR SALE BY INFORMAL TENDER – CLOSING DATE FOR RECEIPT OF OFFERS 12
NOON ON THURSDAY 24 OCTOBER 2024**

An excellent and increasingly rare opportunity to acquire a superb residential development site within the town centre, with planning permission granted to develop 8 town houses.

Offers over £1.25 million

T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate HG1 1JX
E: harrogate@carterjonas.co.uk

carterjonas.co.uk

GENERAL COMMENTS

This excellent residential development site is located at the start to Franklin Road and runs through to Strawberry Dale Square to the rear. Development opportunities of this nature are few and far between – this is a great opportunity to develop 8 town houses (with off street parking) within a pretty courtyard setting.

FRANKLIN ROAD

	SQFT	SQM
PLOT 1	1,015	94
PLOT 2	1,307	121
PLOT 3	1,307	121
PLOT 4	1,158	108
PLOT 5	1,158	108
	5,945	552

STRAWBERRY DALE SQUARE

	SQFT	SQM
PLOT 1	932	87
PLOT 2	1,057	98
PLOT 3	1,069	99
	3,058	284

Planning decision numbers: Franklin Road - 18/01841/FUL
Strawberry Dale Square – ZC23/01606/FUL

Link to planning portal – <https://www.harrogate.gov.uk/planning>

Planning authority: North Yorkshire County Council
County Hall
Racecourse Lane
Northallerton
DL7 8AD

For more detailed information, please contact Tony Wright at Carter Jonas.

Tel: 01423 523423

Email: Tony.Wright@carterjonas.co.uk

Offers for the purchase of:

**Residential Development Site - Franklin Road/Strawberry Dale Square, Harrogate
(Subject to Contract)**

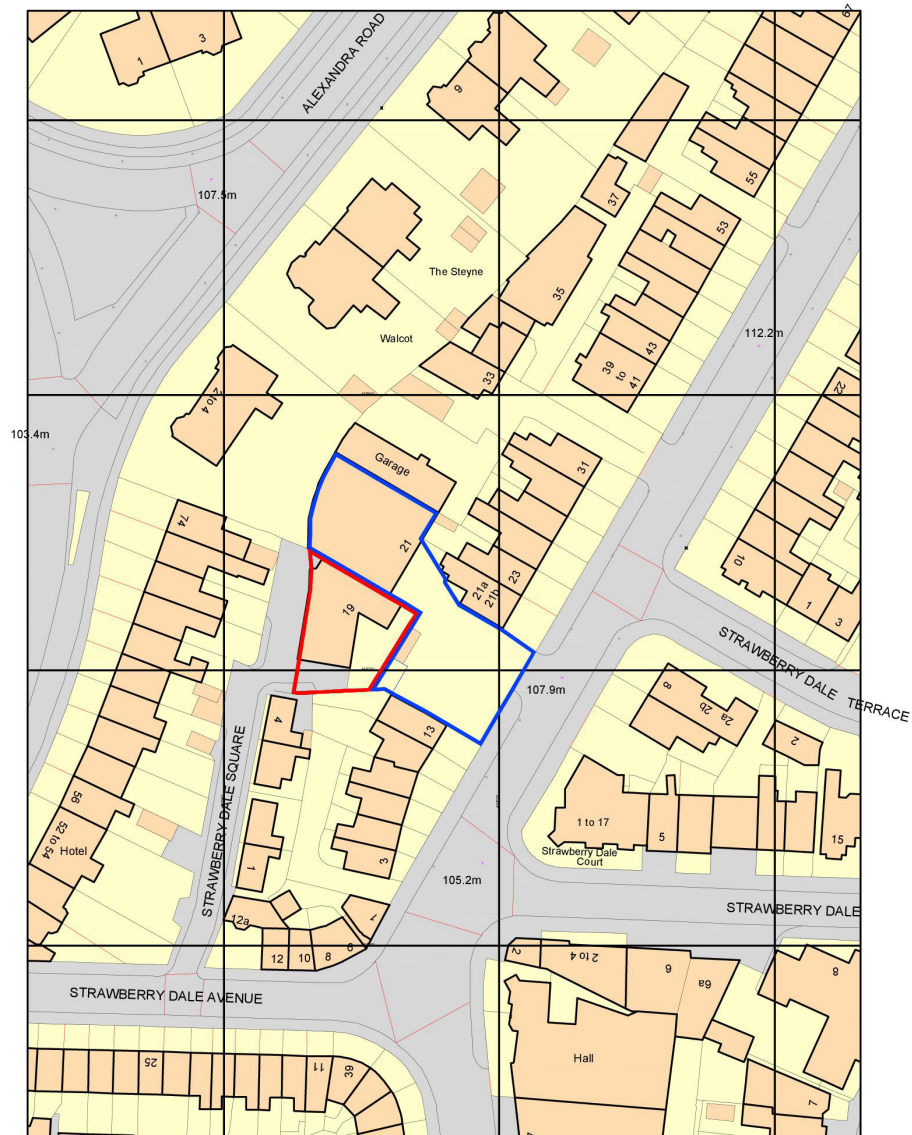
1. All offers should be in writing and should reach Carter Jonas' Harrogate office by 12 noon on Thursday 24 October 2024 in a sealed envelope clearly marked "Offer for Development Site at Franklin Road/Strawberry Dale Square, Harrogate".

Offers may be submitted via email to tony.wright@carterjonas.co.uk which, upon receipt, will be printed and entered into a sealed envelope on your behalf. Please ensure the title of the email is marked as detailed above.

2. Offers may only be made for the whole of the site, as described in the sale particulars.
3. Your offer should be for a fixed sum - escalating or accumulating bids will not be considered. It is suggested that offers should be for an uneven figure so as to avoid identical offers.
4. All offers should give an indication as to whether such offers are subject to any special conditions.
5. An indication and proof should also be given as to the source and availability of the necessary finance to complete a purchase.
6. Details of the solicitor who will be acting should be stated within your offer letter.
7. Offers will be submitted to our clients immediately after the tender date and we will endeavour to advise you as to the outcome as soon as possible
8. Our client does not undertake to accept the highest or, indeed, any offer.

If you have any queries regarding the closing date or any other matters, please contact **Tony Wright** at this office.

**Carter Jonas, Regent House, 13-15 Albert Street, Harrogate HG1 1JX
Telephone: 01423 523423**



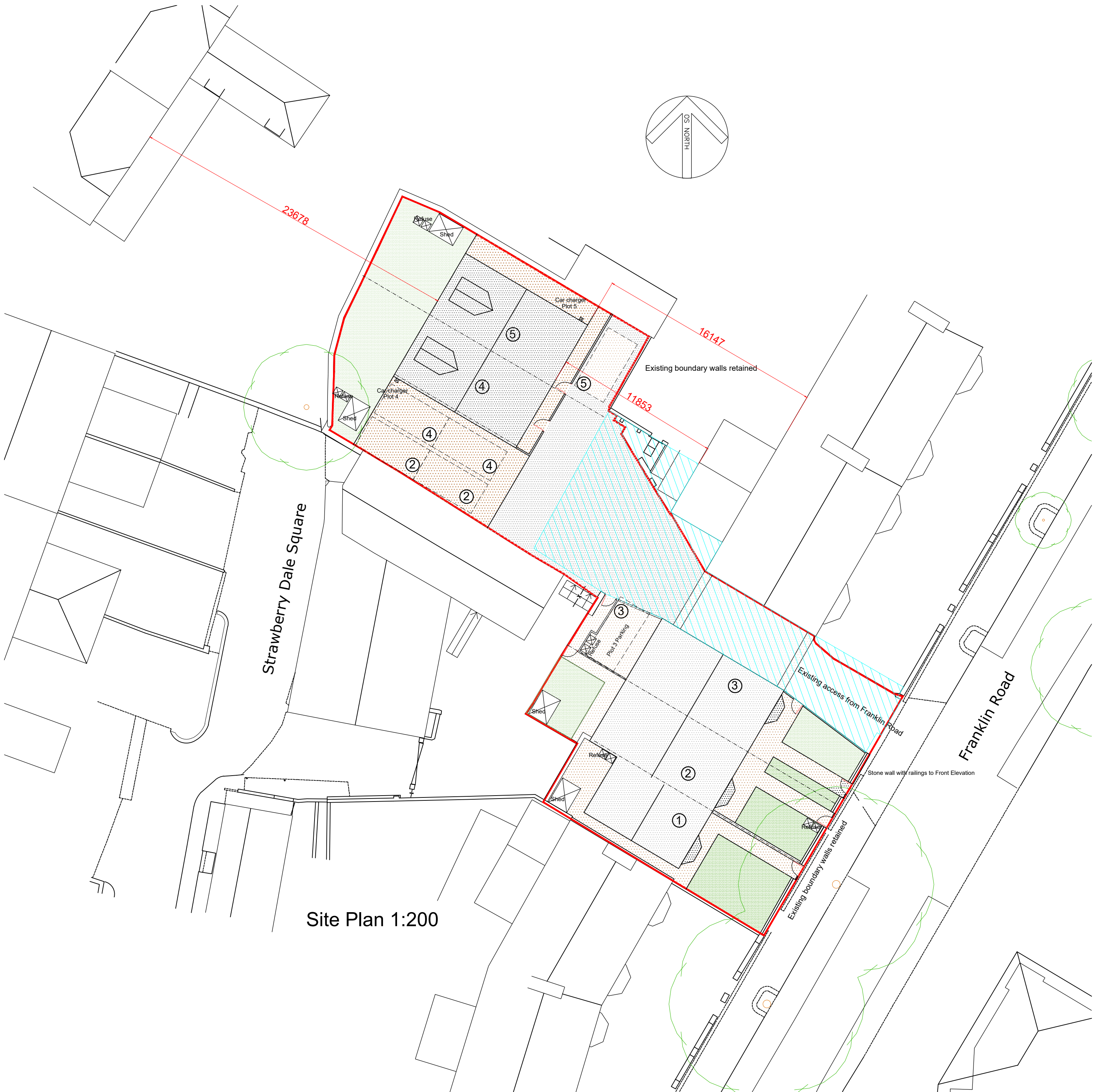
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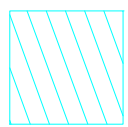
Strawberry Dale Square

S22/117 Ordnance Survey Location Plan - 1:1250

- Development Site
- Land Under Same Ownership



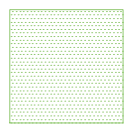
Site Plan 1:200



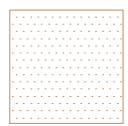
Right of access to No. 23 Franklin Road
Taken from Land Registry
Title Number NYK275684



Site Demise Boundary

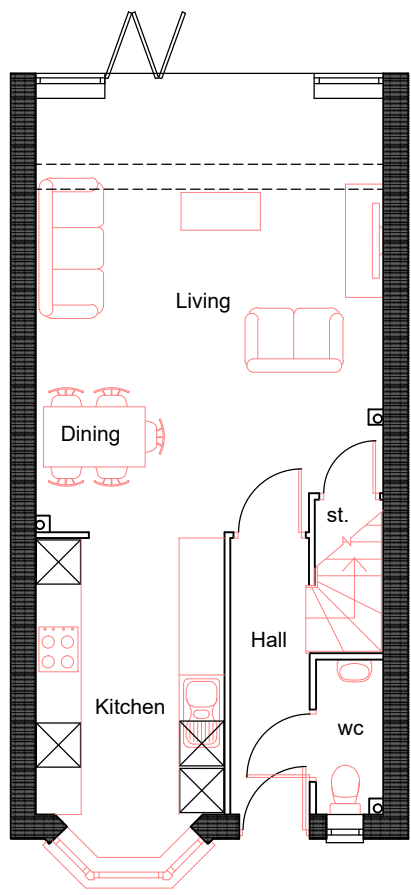


Soft Landscaping

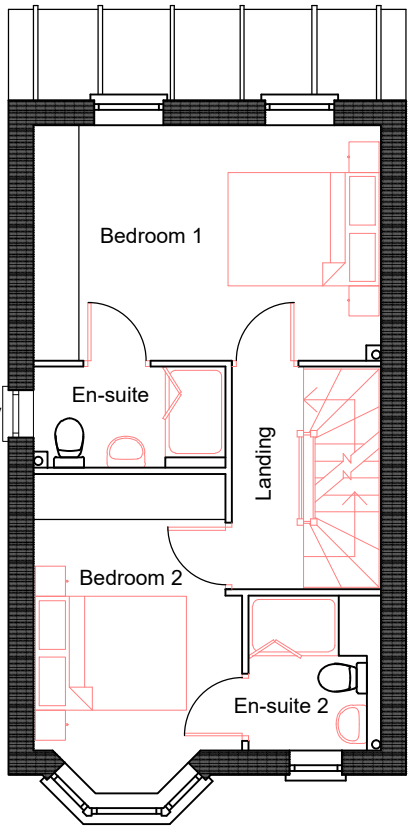


Hard Landscaping

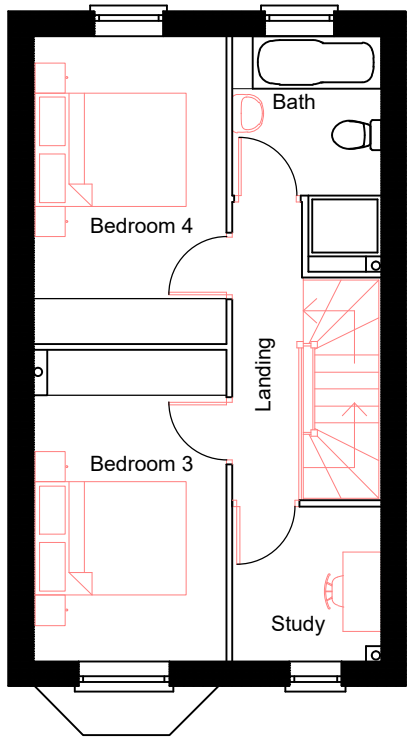
D	Note regarding 'possible' parking omitted from the rear of plot 3.	17-06-19
C	Right of access to No. 23 Franklin Road added. Parking allocation to plots 2 & 3 amended. Plot 1 parking omitted. Path added to rear of plot 2.	24-04-19
B	1 Plot omitted. Sheds refuse areas and car charging points added. Parking updated.	19-09-18
A	Walls and gardens added in lieu of parking to front of Plots 1 & 2. Front dormers omitted from roof plan of Plots 4-6.	05-09-18
Rev:	Content:	Date:
SETSQUARE (HARROGATE) LTD WINDSOR HOUSE CORNWALL ROAD HARROGATE HG1 2PW TEL: 01423 561568 SETs HARROGATE ARCHITECTURAL & DEVELOPMENT CONSULTANTS		
Client: Dunning Ltd Project: Proposed Residential Development Wrayways site, 21 Franklin Road Harrogate, HG1 5ED Drawing: Planning Drawings Site Plan as Proposed		
Scale: 1:200 @A2 Drawn By: PH		Date: May 2018 Drawing No: 516/157-01 D
<small>THIS DRAWING IS A COPYRIGHT All dimensions to be checked on site or in the workshop before work commences. Only figured dimensions to be worked to. Any discrepancies to be reported to the Architect.</small>		



Ground Floor

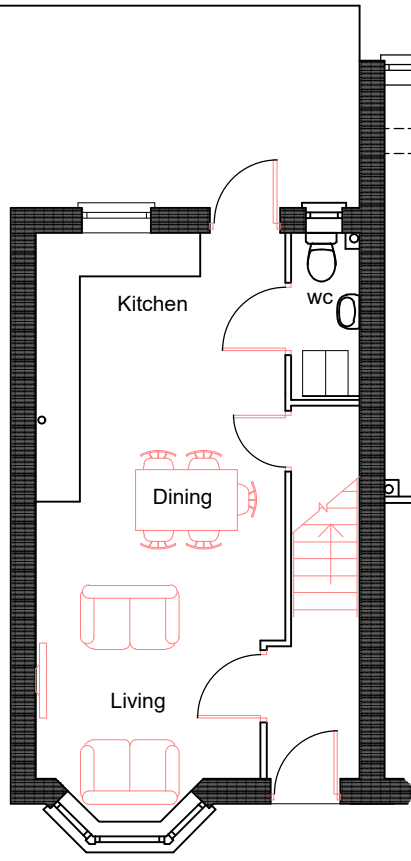


First Floor

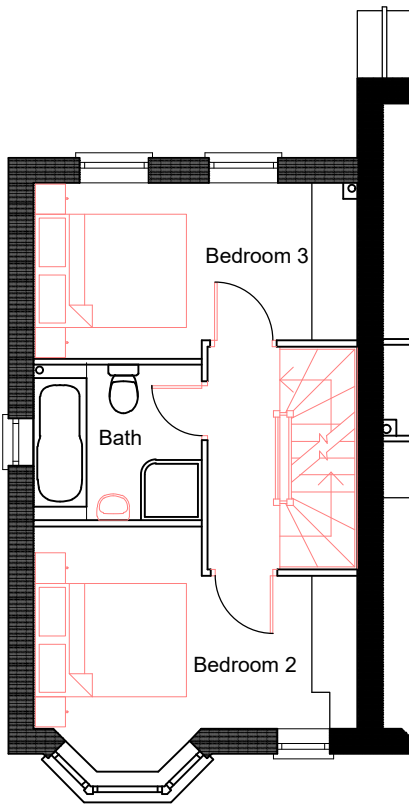


Second Floor

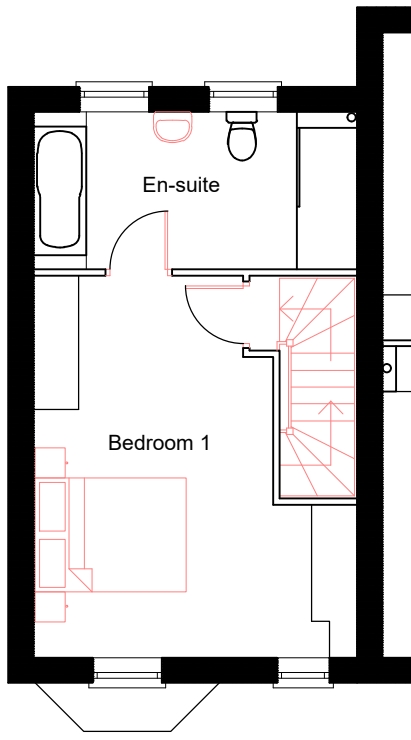
Type B - Plots 2 & 3(handred)
4 Bed House 1307 sq ft



Ground Floor



First Floor



Second Floor

Type C - Plot 1
3 Bed House 1015 sq ft

13 Franklin Road

21A/21B Franklin Road

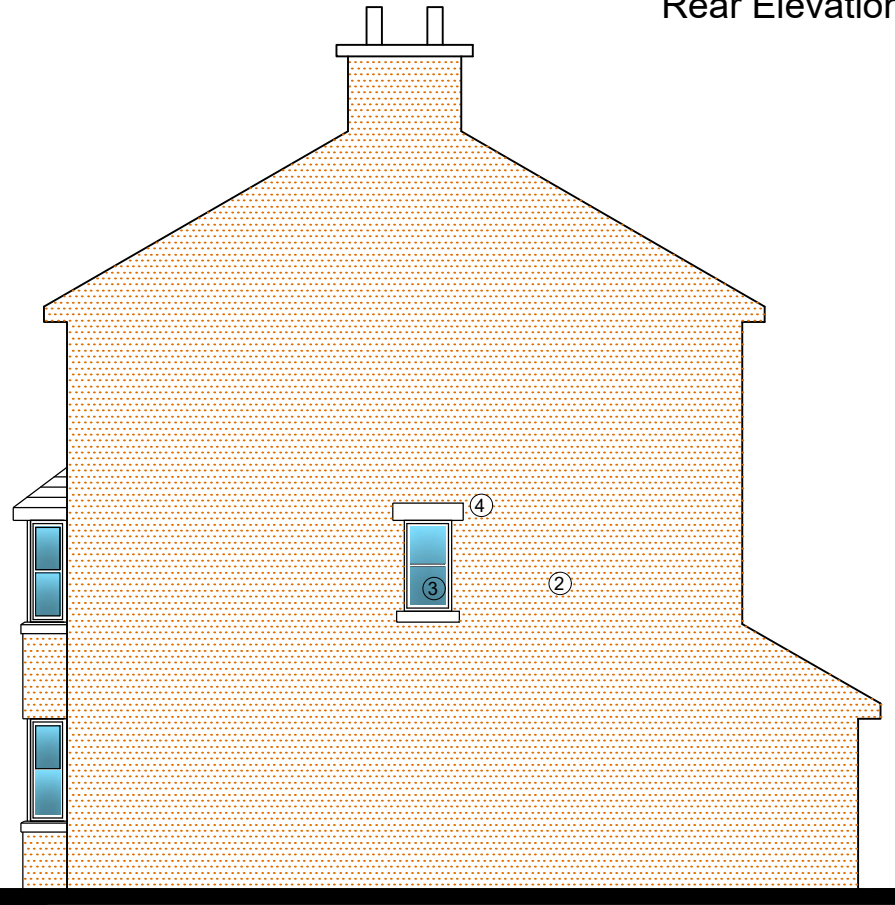


Front Elevation Plots 1-3

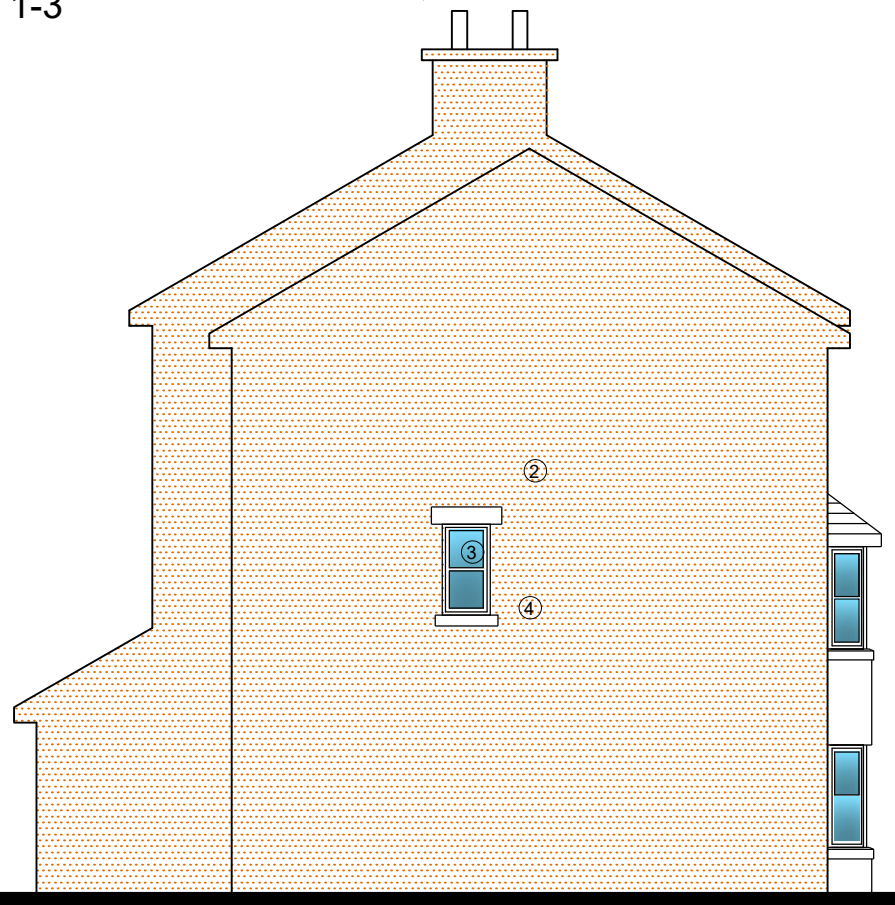


Rear Elevation Plots 1-3

- ① Natural slate to main roof and dormers
- ② Natural coursed stone - pitch faced
- ③ UPVC sliding sash windows
- ④ Stone heads and cills
- ⑤ Aluminium Bi-fold doors



Side Elevation Plot 3

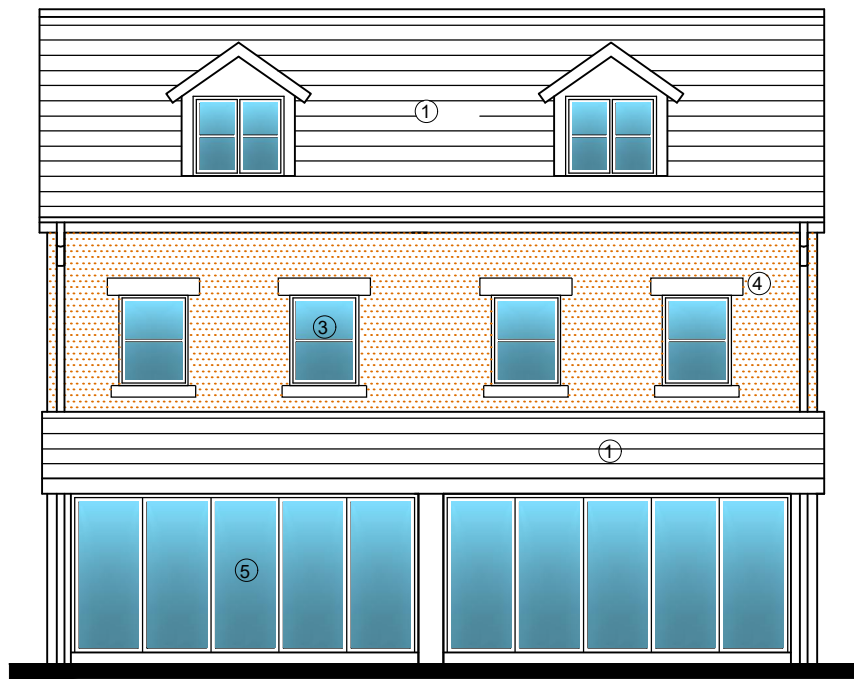


Side Elevation Plot 1

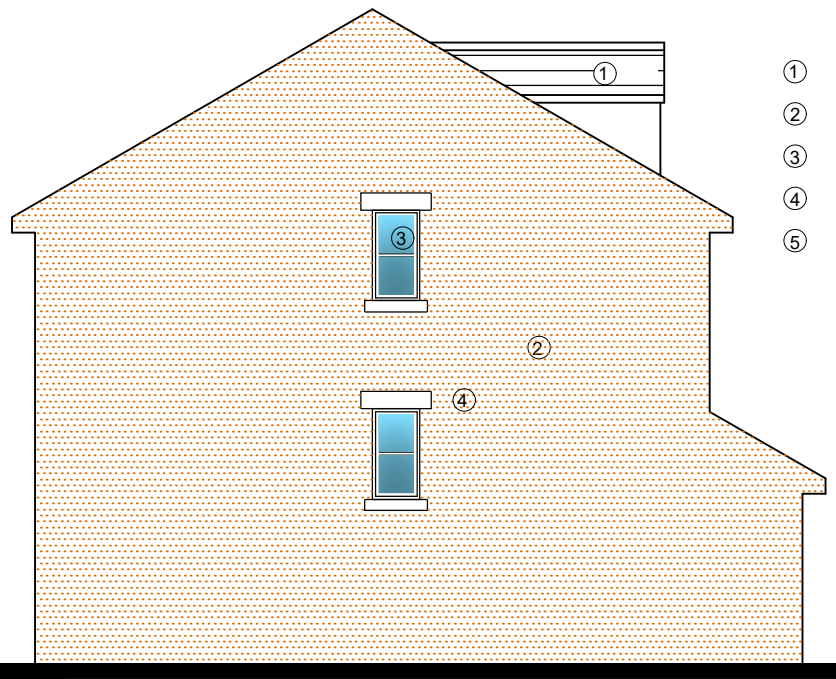
B	Plots 2 & 3 re-handed windows to gable revised	19-09-18
A	Plot 2 handed. Canopies omitted and doors and windows re-aligned, Chimneys added	05-09-18
Rev:	Content:	Date:
<div><div>SETSQUARE (HARROGATE) LTD</div><div>WINDSOR HOUSE CORNWALL ROAD HARROGATE HG1 2PW TEL: 01423 561568</div><div>SET HARROGATE</div><div>ARCHITECTURAL & DEVELOPMENT CONSULTANTS</div></div>		
Client: Dunning Ltd		
Project: Proposed Residential Development Wayways site, 21 Franklin Road Harrogate, HG1 5ED		
Drawing: Planning Drawings Plots 1-3 House Type Plans & Elevations as Proposed		
Scale: 1:100 @A2	Date: May 2018	
Drawn By: PH	Drawing No: 516/157-02 B	
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Front Elevation Plots 4 & 5

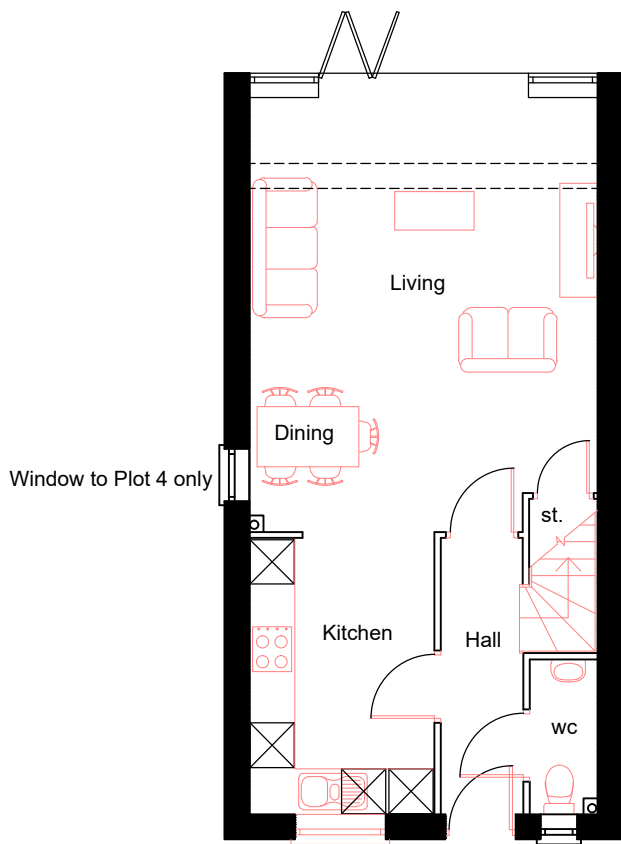


Rear Elevation Plots 4 & 5

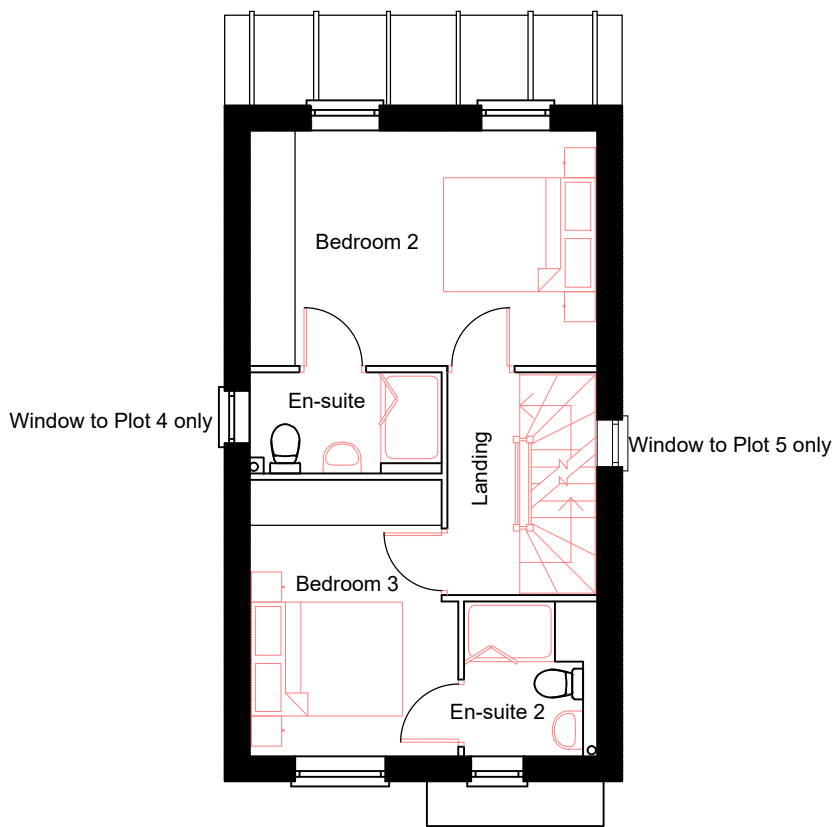


Side Elevation Plot 5

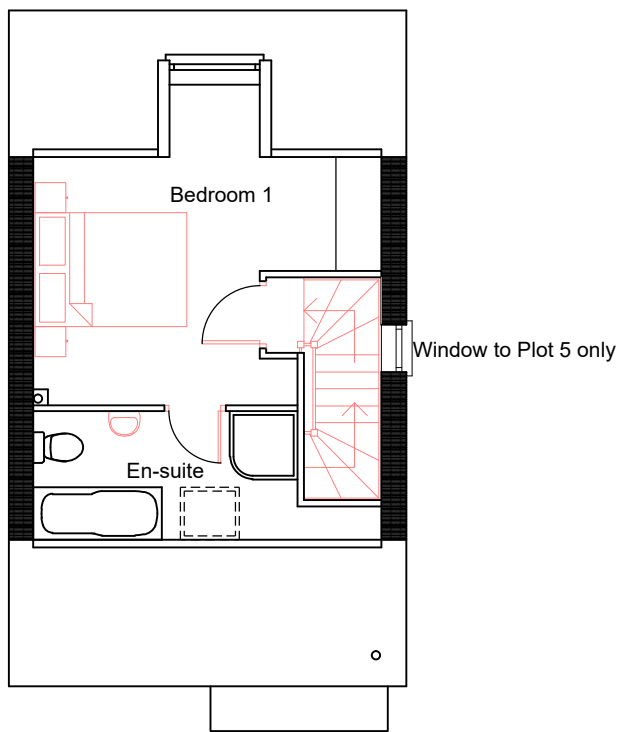
- ① Natural slate to main roof and dormers
- ② Natural coursed stone - pitch faced
- ③ UPVC sliding sash windows
- ④ Stone heads and cills
- ⑤ Aluminium Bi-fold doors



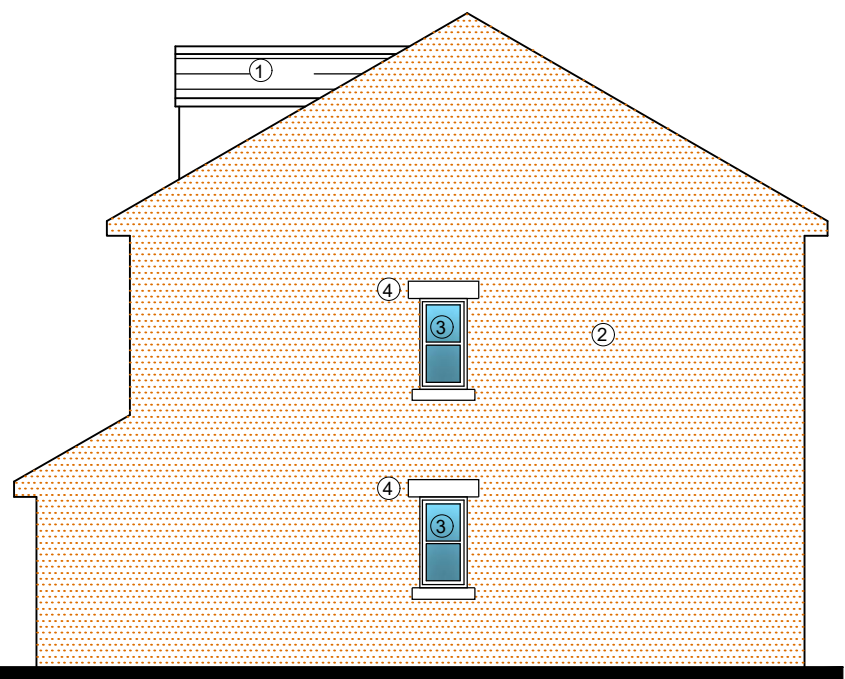
Ground Floor



First Floor



Second Floor



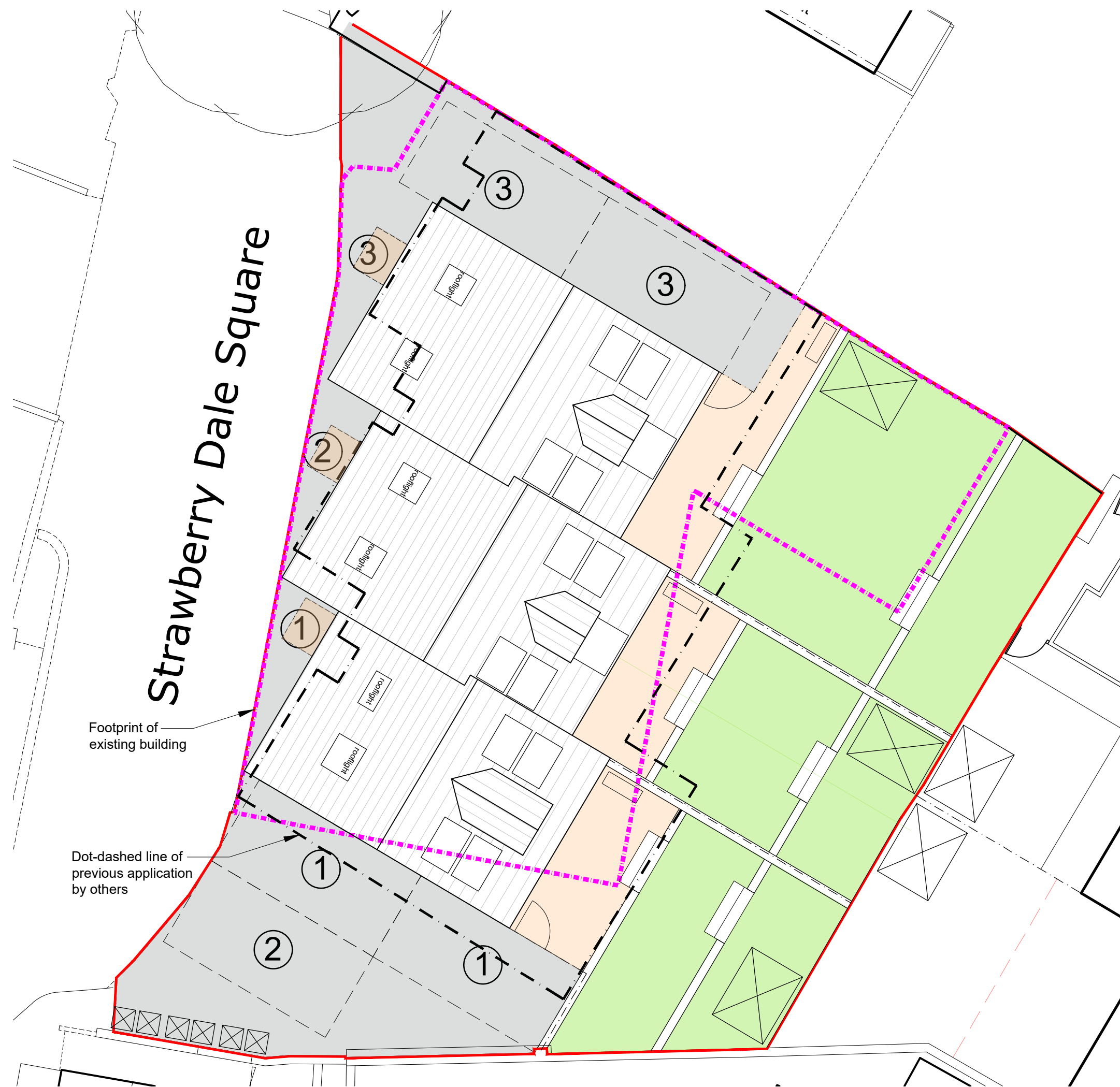
Side Elevation Plot 4

Type A - Plots 4 & 5
3 Bed House 1158 sq ft

	I Plot omitted	19-09-18
A	Canopies omitted and doors and windows re-aligned. Dormers to Front Elevation omitted.	05-09-18
Rev:	Content:	Date:
<div><div>SETSQUARE (HARROGATE) LTD</div><div>WINDSOR HOUSE CORNWALL ROAD HARROGATE HG1 2PW TEL: 01423 561568</div><div><div>SET</div><div>HARROGATE</div></div><div>ARCHITECTURAL & DEVELOPMENT CONSULTANTS</div></div>		
Client: Dunning Ltd		
Project: Proposed Residential Development Wrayways site, 21 Franklin Road Harrogate, HG1 5ED		
Drawing: Planning Drawings Plots 4-5 House Type Plans & Elevations as Proposed		
Scale: 1:100 @A2	Date: May 2018	
Drawn By: PH	Drawing No: 516/157-03 B	
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Site Plan 1:100



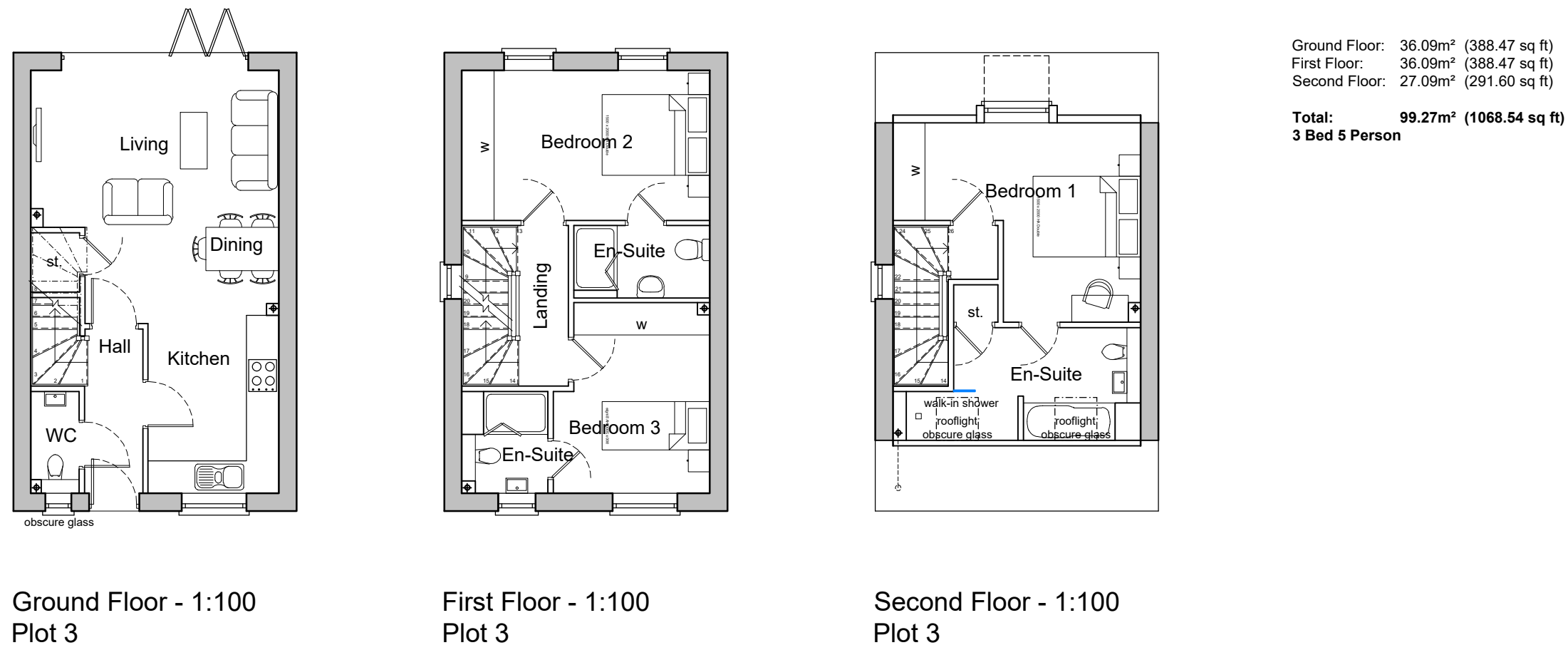
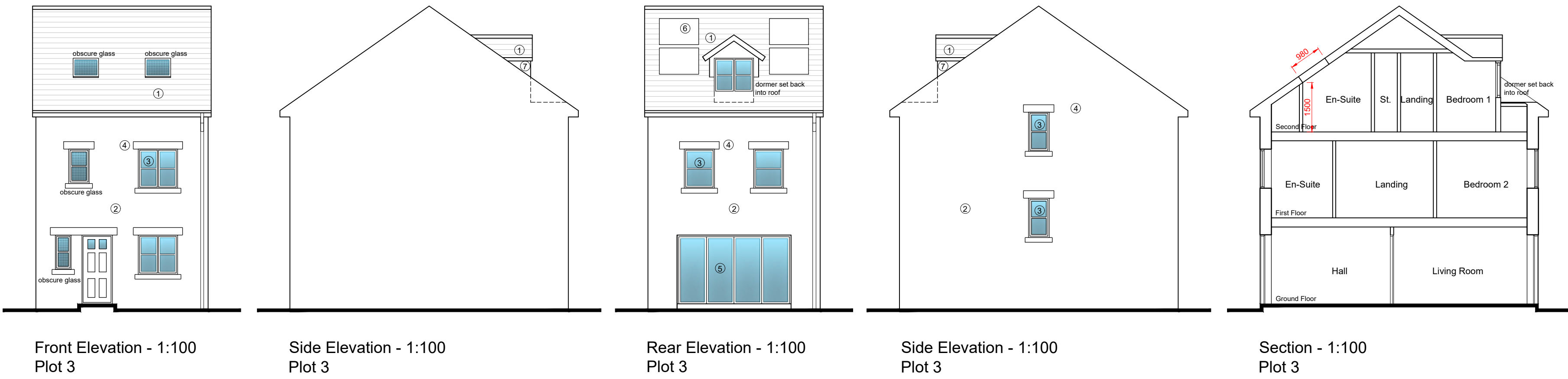
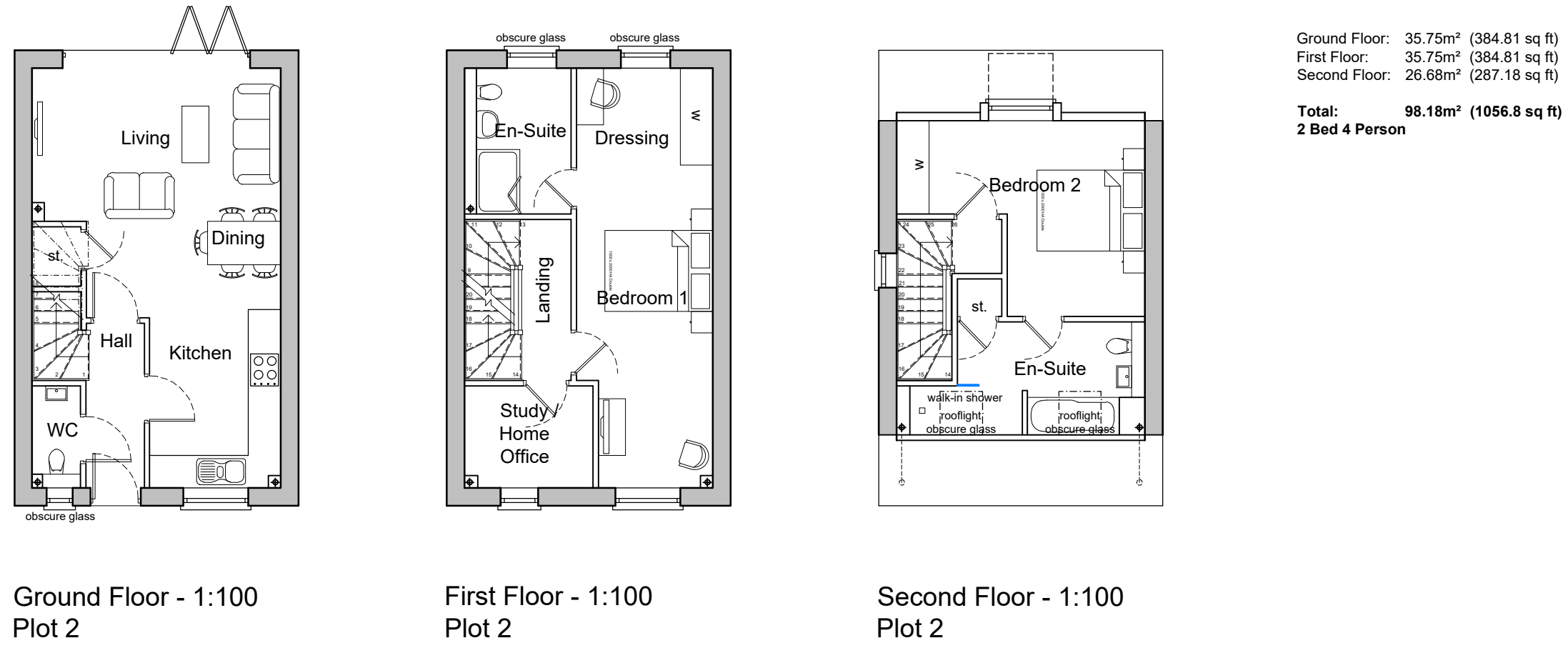
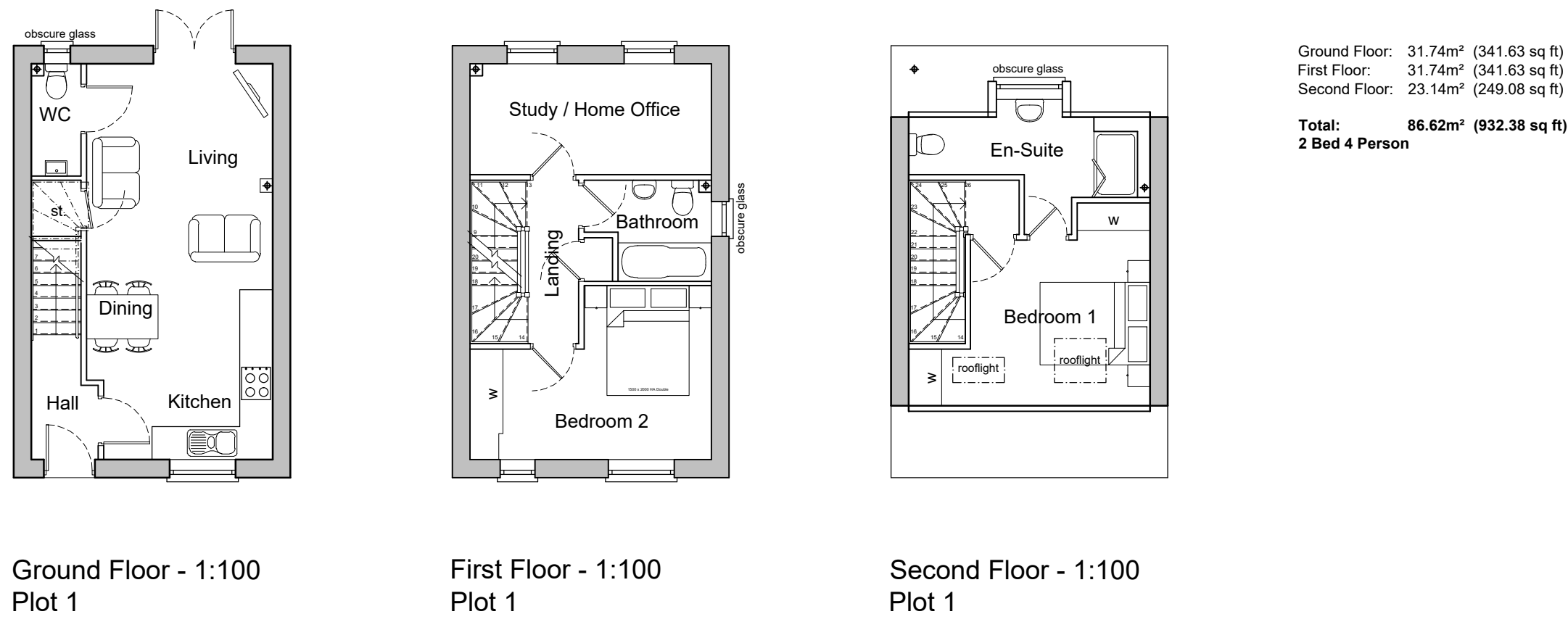
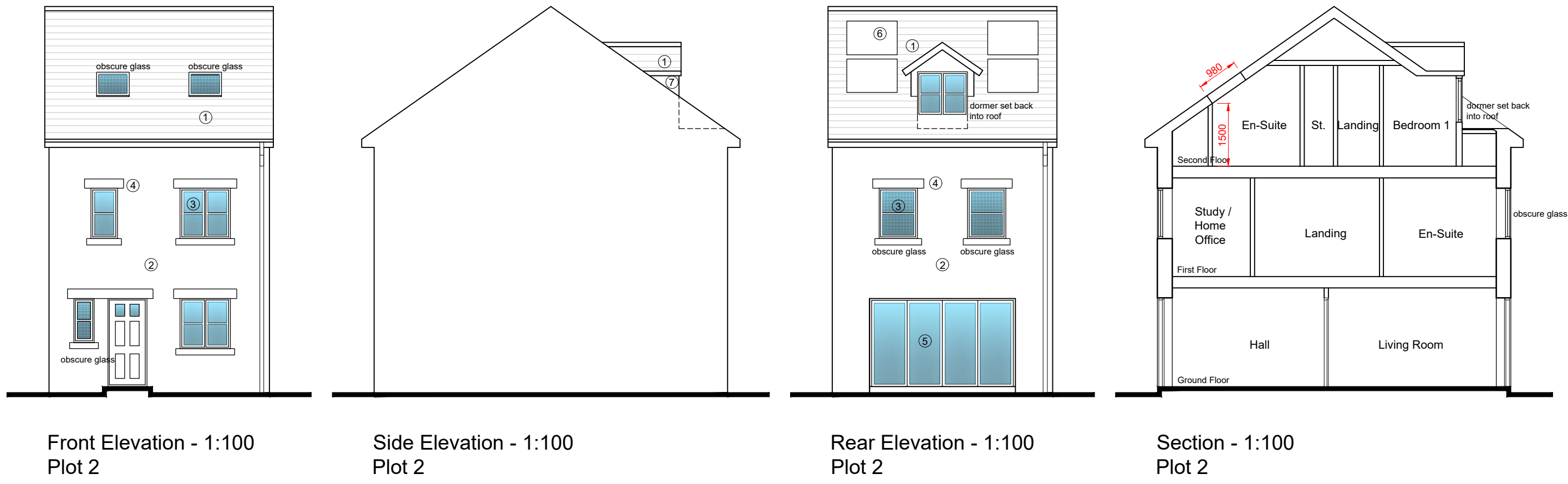
Strawberry Dale Square

Footprint of existing building

Dot-dashed line of previous application by others

- Site Demise Boundary
- Outline of Existing Building
- Soft Landscaping
- Hard Landscaping Paving
- Hard Landscaping Macadam

C	Plot 3 increased in depth by 75mm.	18.12.2023
B	Rooflight positions adjusted on roof plans.	18.12.2023
A	Site plan plot footprints updated in accordance with floor plan alterations.	23.07.2023
Rev:	Content:	Date:
SETSQUARE (HARROGATE) LTD WINDSOR HOUSE CORNWALL ROAD HARROGATE HG1 2PW TEL: 01423 561568		
SETs HARROGATE ARCHITECTURAL & DEVELOPMENT CONSULTANTS		
Riverdale Developments Ltd Rivendale House Unit 1, Beverley Trading Estate 190 - 192 Garth Road Morden Surrey SM4 4LU Tel. 020 8329 9964 Fax. 020 8330 4994 www. riverdale-developments.co.uk		
Client: Dunrig Ltd		
Project: Strawberry Dale Square		
Drawing: Site Layout Plan As Proposed		
Scale: 1:100 @ A1	Date: January 2023	Revision:
Drawn By: MSC	Drawing No: S22-117 - 05	C
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- ① Natural slate to main roof and dormers
- ② Natural coursed stone - pitch faced
- ③ UPVC mock sash casement windows
- ④ Stone heads and cills
- ⑤ Aluminium Bi-fold doors
- ⑥ Solar PV
- ⑦ GRP dormer cheeks.

C	Plot 1 changed to 2 bed / 4 person dwelling. Plot 3 increased in depth by 75mm.	18.12.2023
B	Rooflight positions adjusted and noted on section and elevation.	18.12.2023
A	Plot 1 - Ground floor Kitchen and Living Room re-designed in accordance with LPA comments. French doors added to rear elevation. Plots 2 - First floor layout re-designed to remove one bedroom from the rear of the dwelling. Plots 2 & 3 - Dormer window set back from rear elevation. Solar panels removed from front elevation and re-positioned on rear elevation in accordance with LPA comments.	23.07.2023
Rev:	Content:	Date:
SET SQUARE (HARROGATE) LTD WINDSOR HOUSE CORNWALL ROAD HARROGATE HG1 2PW TEL: 01423 561568 SET HARROGATE ARCHITECTURAL & DEVELOPMENT CONSULTANTS		
Riverdale Developments Ltd Riverdale House Unit 1, Beverley Trading Estate 190 - 192 Garth Road Morden Surrey SM4 4LU Tel. 020 8329 9964 Fax. 020 8330 4994 www. riverdale-developments.co.uk		
Client: Dunrig Ltd		
Project: Strawberry Dale Square		
Drawing: Floor Plans and Elevations As Proposed		
Scale: 1:100 @ A1	Date: January 2023	Revision:
Drawn By: MSC	Drawing No: S22-117 - 04	Revision: C
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