

**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)**

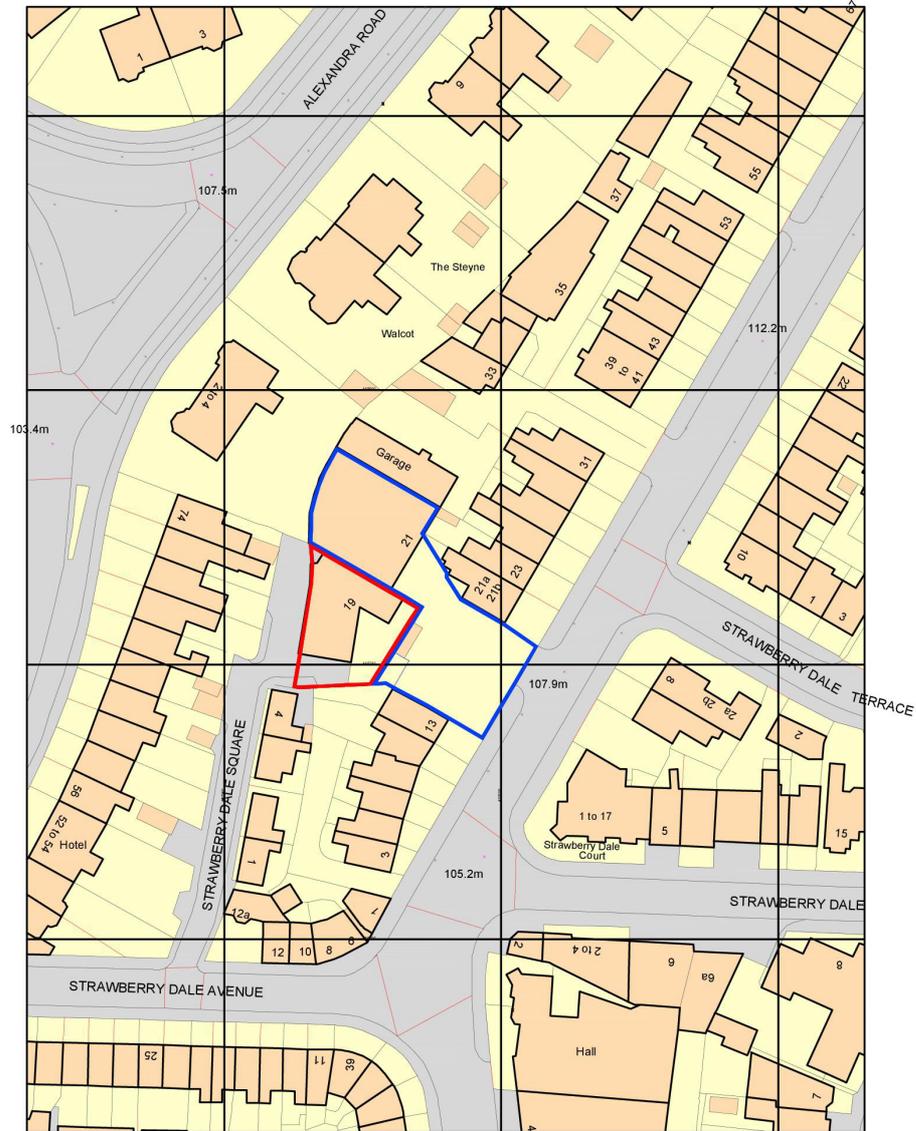
1. All offers should be in writing and should reach Carter Jonas' Harrogate office by 12 noon on Thursday 24 October 2024 in a sealed envelope clearly marked "Offer for Development Site at Franklin Road/Strawberry Dale Square, Harrogate".

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**



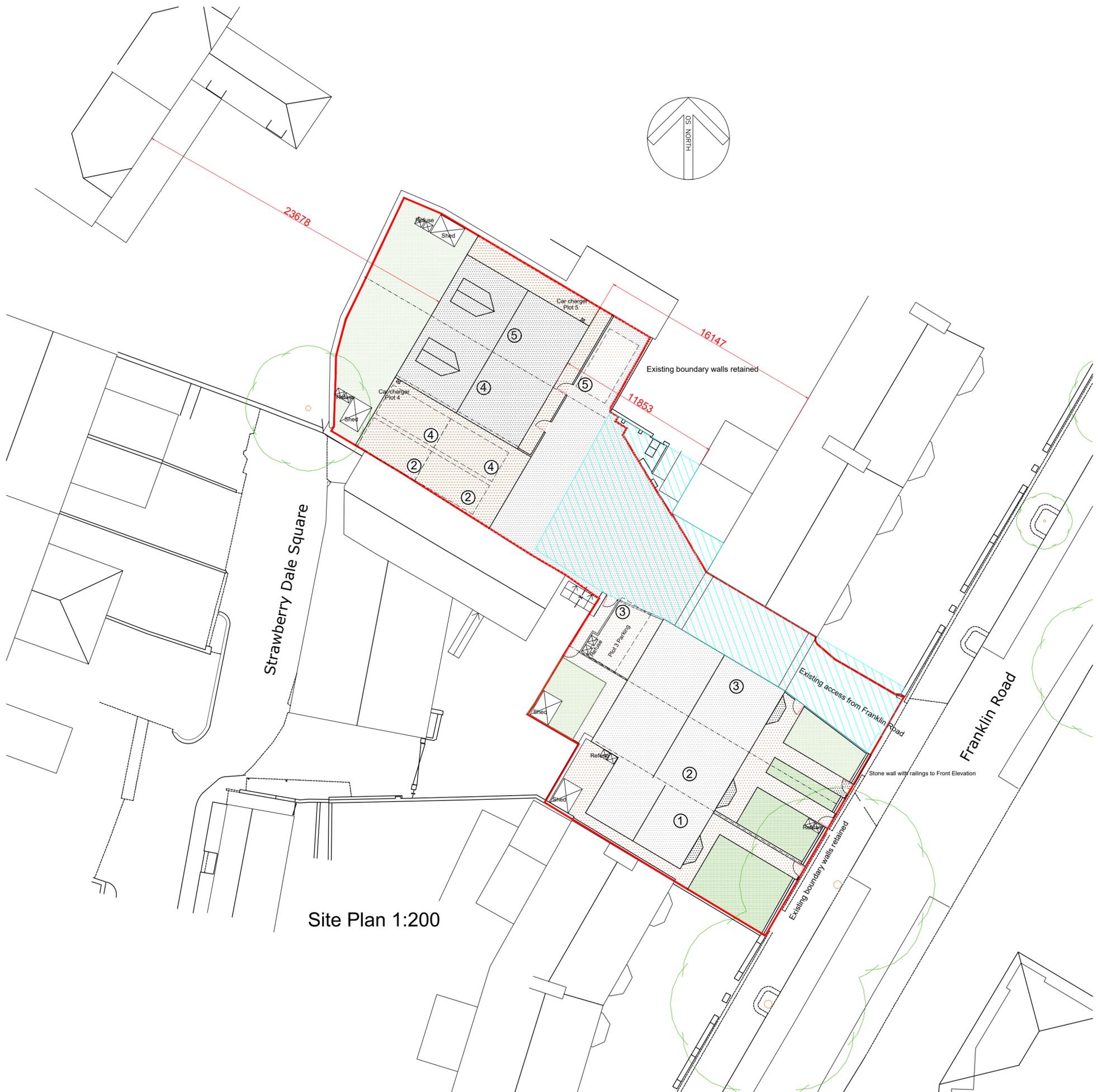
Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432

Ordnance Survey © Crown Copyright 2023. All rights reserved. Licence number 100022432

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

SET
HARROGATE

ARCHITECTURAL & DEVELOPMENT
CONSULTANTS

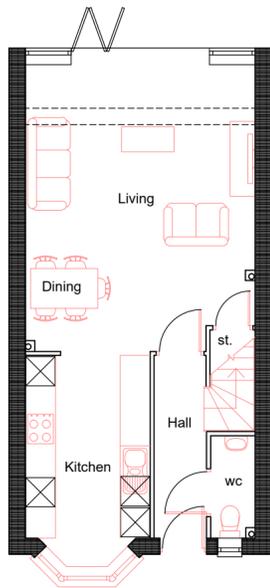
Client:
Dunning Ltd

Project:
Proposed Residential Development
Wrayways site, 21 Franklin Road
Harrogate, HG1 5ED

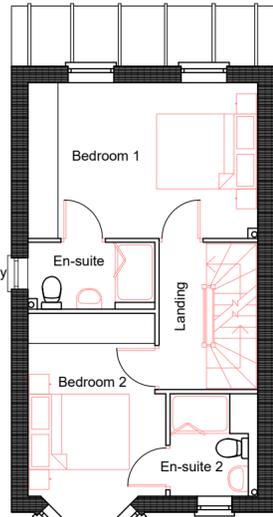
Drawing:
Planning Drawings
Site Plan as Proposed

Scale: 1:200 @A2 Date: May 2018
 Drawn By: PH Drawing No: 516/157-01 D

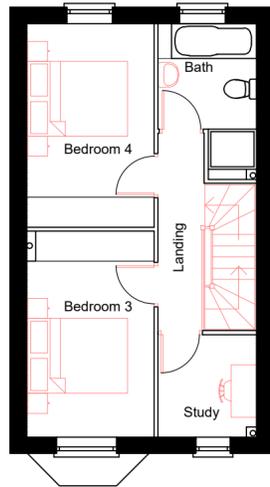
THIS DRAWING IS A COPYRIGHT
 All dimensions to be checked on site or in the workshop before work commences.
 Only figured dimensions to be worked to. Any discrepancies to be reported to the Architect.



Ground Floor

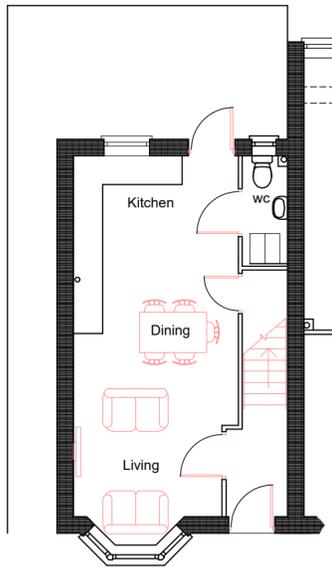


First Floor

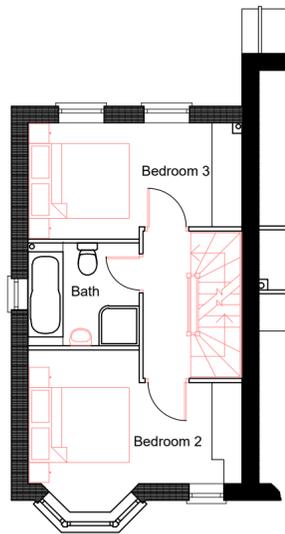


Second Floor

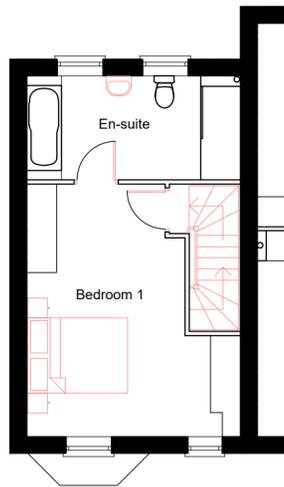
Type B - Plots 2 & 3(handed)
4 Bed House 1307 sq ft



Ground Floor



First Floor



Second Floor

Type C - Plot 1
3 Bed House 1015 sq ft



Front Elevation Plots 1-3

21A/21B Franklin Road

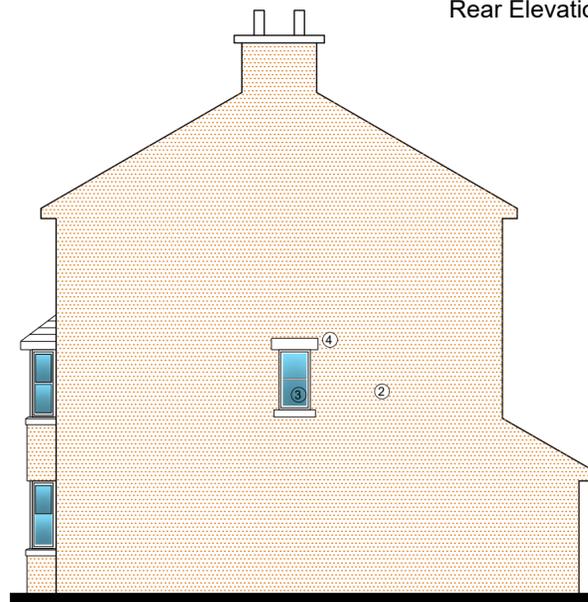
13 Franklin Road



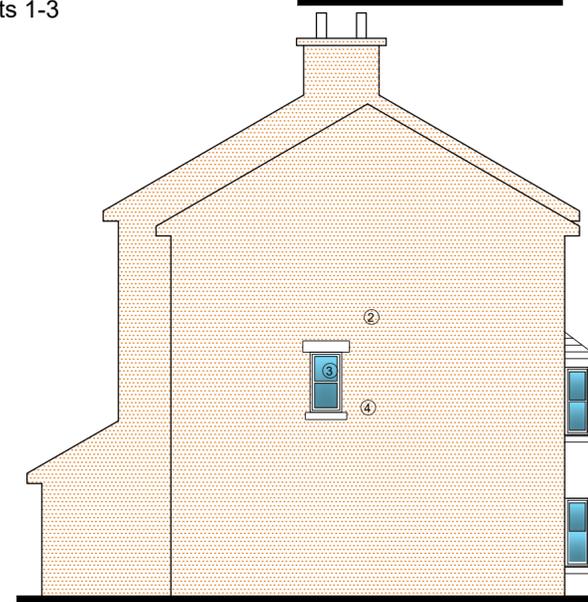
Rear Elevation Plots 1-3

- 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

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:



Side Elevation Plot 3



Side Elevation Plot 1

SETSQUARE (HARROGATE) LTD
 WINDSOR HOUSE
 CORNWALL ROAD
 HARROGATE
 HG1 2PW
 TEL: 01423 561568

SET
 HARROGATE

**ARCHITECTURAL & DEVELOPMENT
 CONSULTANTS**

Client:
Dunnig Ltd

Project:
Proposed Residential Development
Wrayways 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-Q2 B

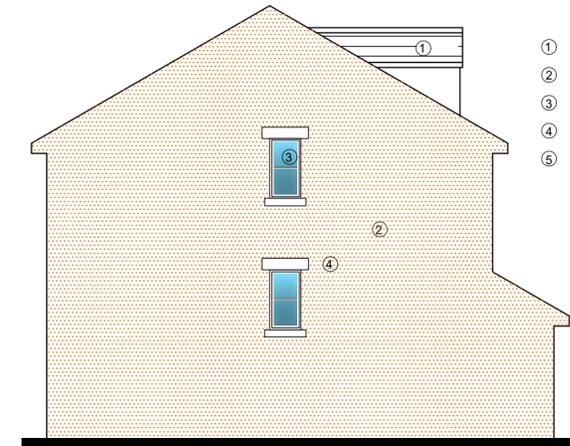
THIS DRAWING IS A COPYRIGHT
 All dimensions to be checked on site or in the workshop before work commences.
 Only figured dimensions to be worked to. Any discrepancies to be reported to the
 Architect.



Front Elevation Plots 4 & 5

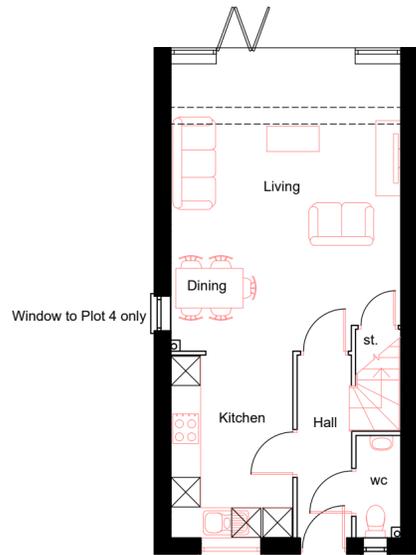


Rear Elevation Plots 4 & 5

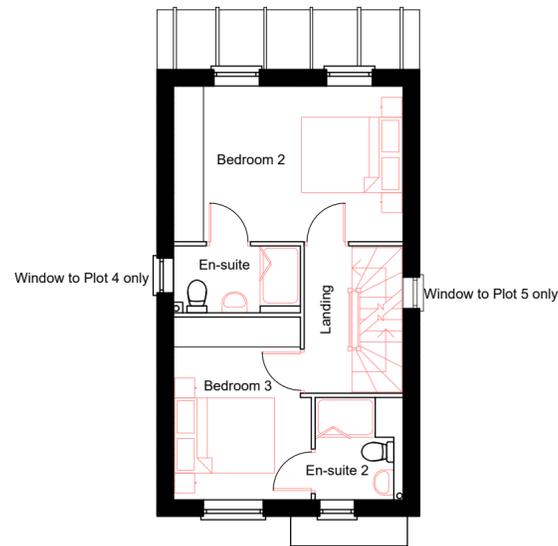


Side Elevation Plot 5

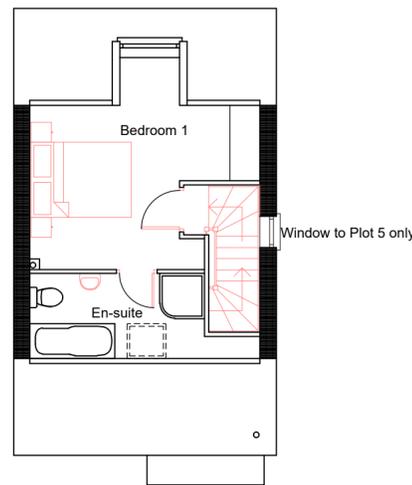
- ① Natural slate to main roof and dormers
- ② Natural coursed stone - pitch faced
- ③ UPVC sliding sash windows
- ④ Stone heads and cills
- ⑤ Aluminium Bi-fold doors



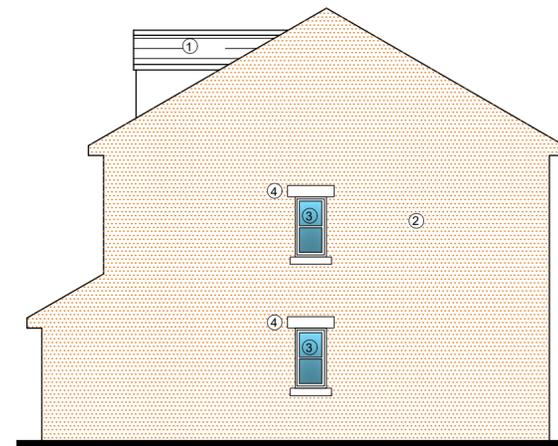
Ground Floor



First Floor



Second Floor



Side Elevation Plot 4

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

B	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:

SETSQUARE (HARROGATE) LTD
WINDSOR HOUSE
CORNWALL ROAD
HARROGATE
HG1 2PW
TEL: 01423 561568

SET
HARROGATE

ARCHITECTURAL & DEVELOPMENT
CONSULTANTS

Client:
Dunng 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

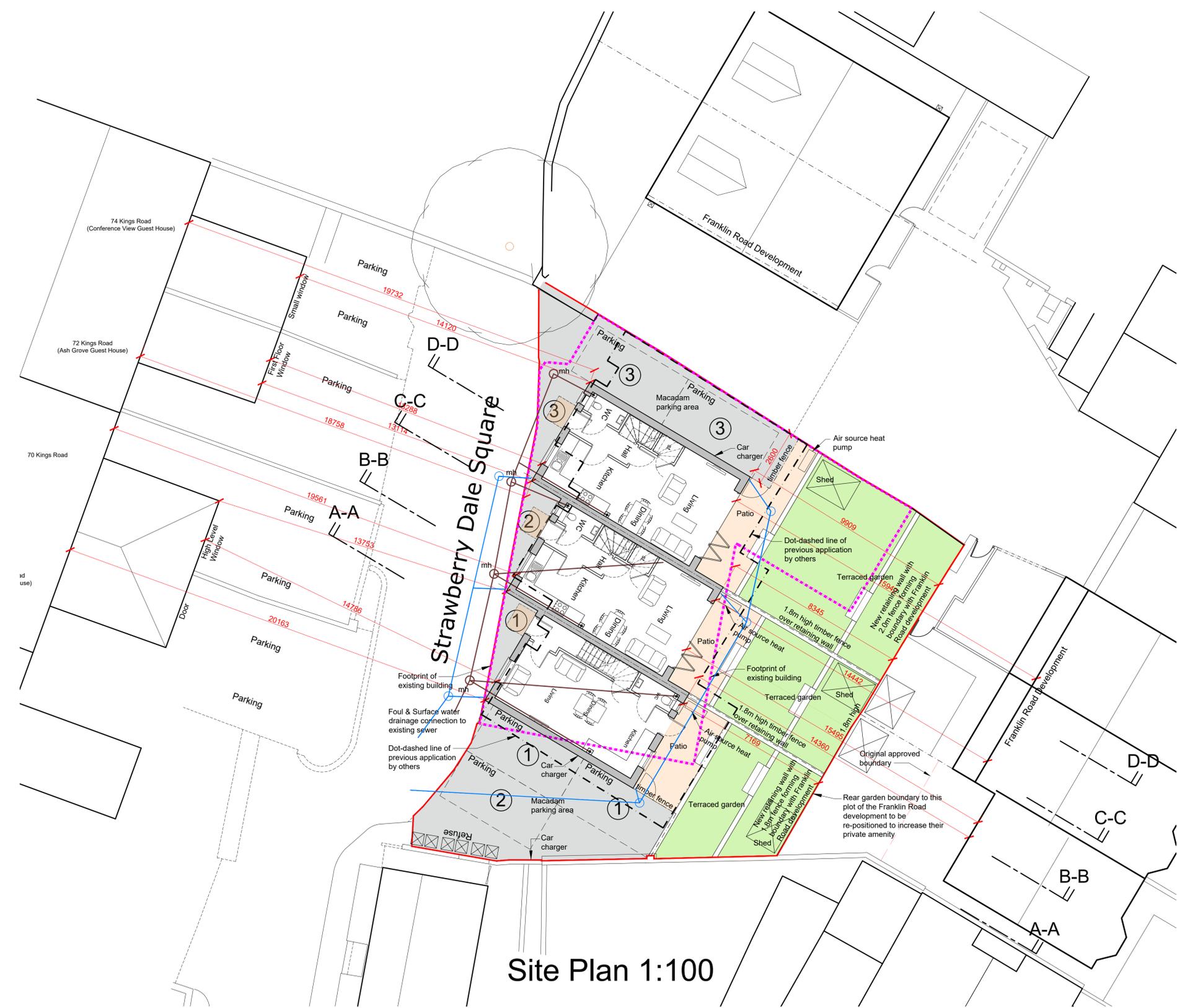
Scale:
1:100 @A2

Date:
May 2018

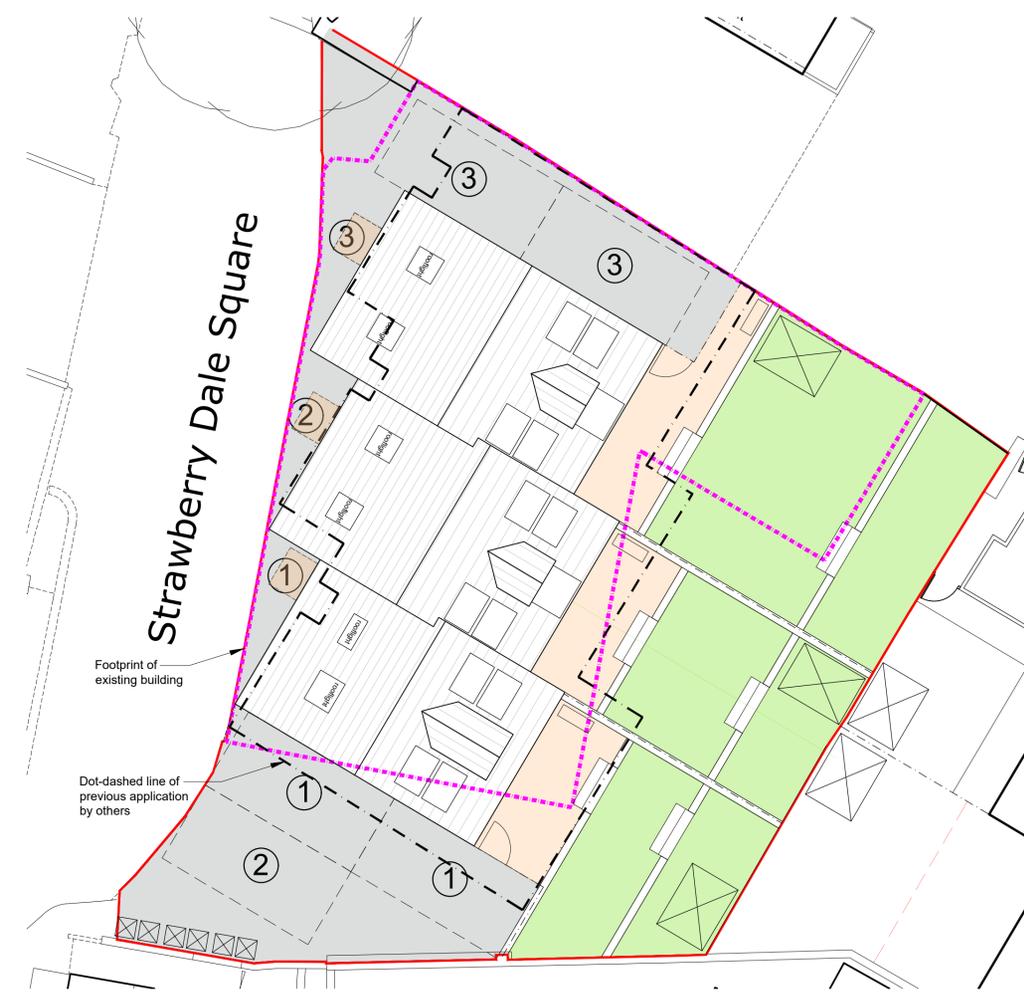
Drawn By:
PH

Drawing No:
516/157-03 B

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.

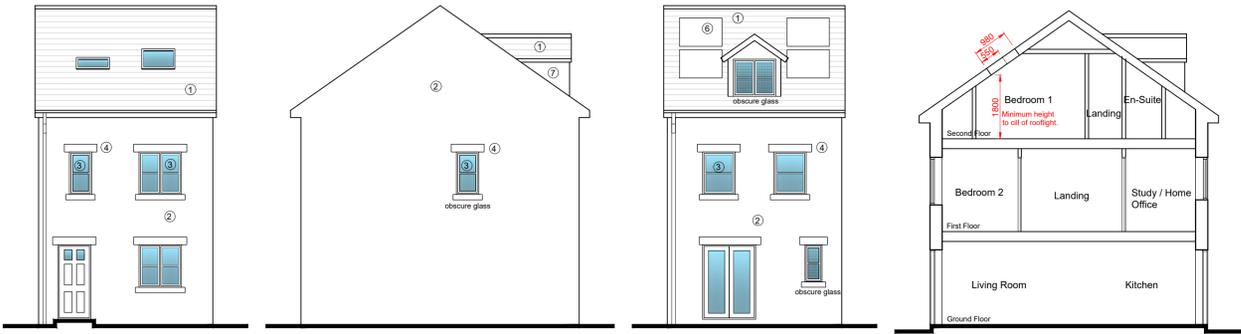


Site Plan 1:100



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

<p>C Plot 3 increased in depth by 75mm.</p> <p>B Footprint positions adjusted on roof plans.</p> <p>A Site plan plot footprints updated in accordance with floor plan alterations.</p>	<p>18.12.2023</p> <p>18.12.2023</p> <p>23.07.2023</p>	
<p>Rev: Content: Date:</p>		
<p>SETSQUARE (HARROGATE) LTD</p> <p>WINDSOR HOUSE CORNWALL ROAD HARROGATE HG1 2PW TEL: 01423 561568</p> <p>SET HARROGATE</p> <p>ARCHITECTURAL & DEVELOPMENT CONSULTANTS</p>		
<p>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</p>		
<p>Client: Dunrig Ltd</p> <p>Project: Strawberry Dale Square</p> <p>Drawing: Site Layout Plan As Proposed</p>		
<p>Scale: 1:100 @ A1</p> <p>Drawn By: MSC</p>	<p>Date: January 2023</p> <p>Drawing No: S22-117 - 05</p>	<p>Revision: C</p> <p>Drawing Status: Planning</p>
<p><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></p>		

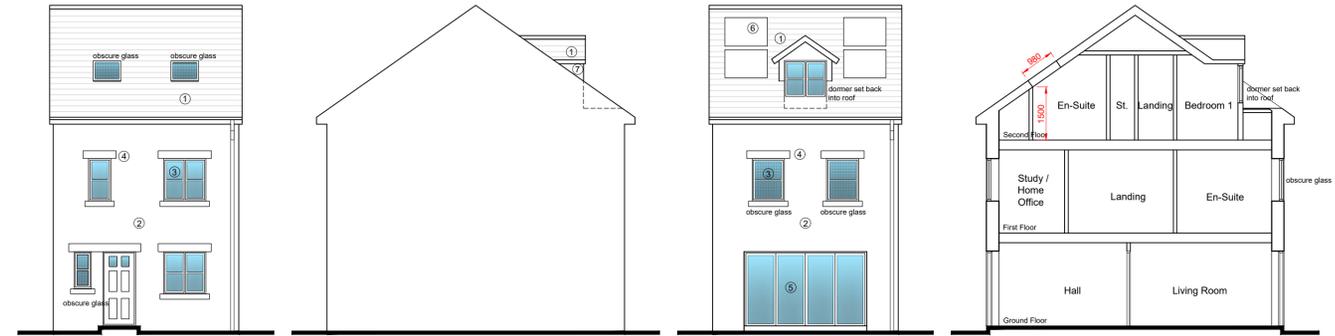


Front Elevation - 1:100
Plot 1

Side Elevation - 1:100
Plot 1

Rear Elevation - 1:100
Plot 1

Section - 1:100
Plot 1

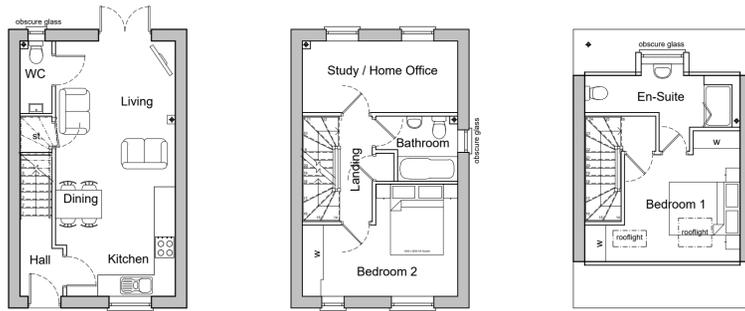


Front Elevation - 1:100
Plot 2

Side Elevation - 1:100
Plot 2

Rear Elevation - 1:100
Plot 2

Section - 1:100
Plot 2

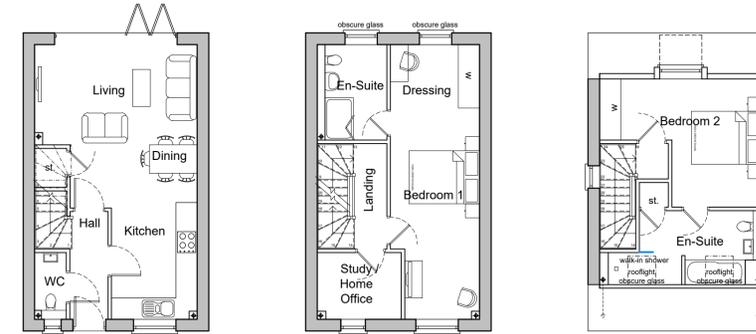


Ground Floor - 1:100
Plot 1

First Floor - 1:100
Plot 1

Second Floor - 1:100
Plot 1

Ground Floor: 31.74m² (341.63 sq ft)
First Floor: 31.74m² (341.63 sq ft)
Second Floor: 23.14m² (249.06 sq ft)
Total: 86.62m² (932.38 sq ft)
2 Bed 4 Person

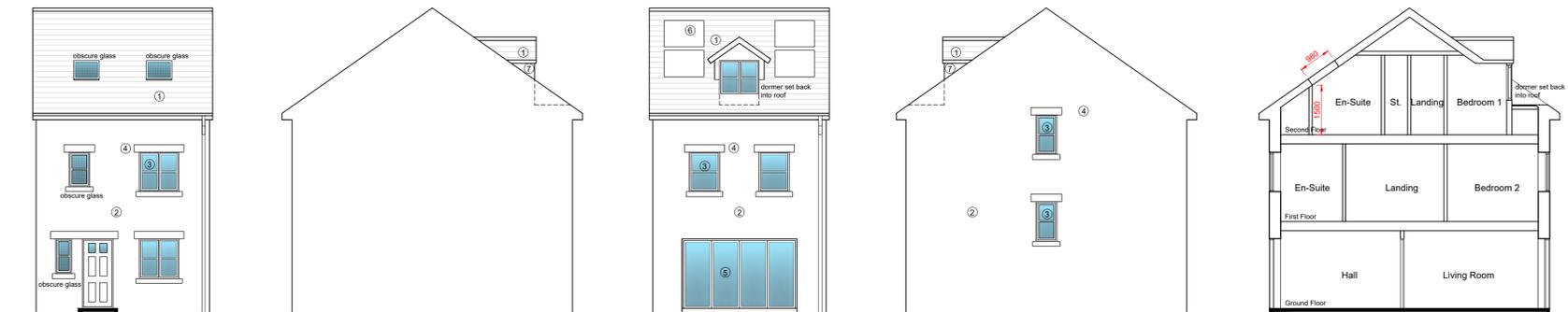


Ground Floor - 1:100
Plot 2

First Floor - 1:100
Plot 2

Second Floor - 1:100
Plot 2

Ground Floor: 35.75m² (384.81 sq ft)
First Floor: 35.75m² (384.81 sq ft)
Second Floor: 25.68m² (277.18 sq ft)
Total: 98.18m² (1056.8 sq ft)
2 Bed 4 Person



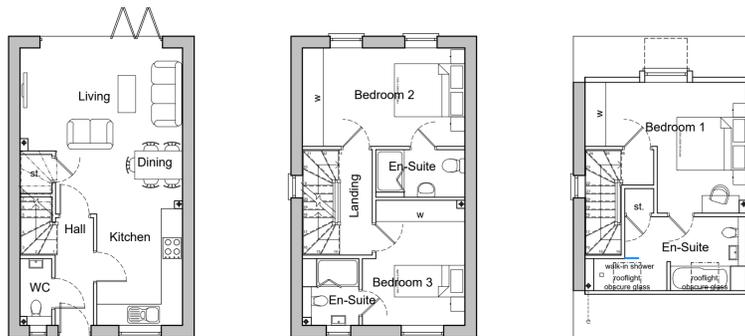
Front Elevation - 1:100
Plot 3

Side Elevation - 1:100
Plot 3

Rear Elevation - 1:100
Plot 3

Side Elevation - 1:100
Plot 3

Section - 1:100
Plot 3



Ground Floor - 1:100
Plot 3

First Floor - 1:100
Plot 3

Second Floor - 1:100
Plot 3

Ground Floor: 36.09m² (388.47 sq ft)
First Floor: 36.09m² (388.47 sq ft)
Second Floor: 27.09m² (291.60 sq ft)
Total: 99.27m² (1068.54 sq ft)
3 Bed 5 Person

Rev:	Content:	Date:
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:
------	----------	-------

SETSQUARE (HARRGATE) LTD
WINDSOR HOUSE
CORNWALL ROAD
HARRGATE
HG1 2PW
TEL: 01423 561568

SET
HARRGATE

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

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.

Planning

- 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.