

On the instructions of P Greenhalgh and J Liddiment acting as Joint Fixed Charge Receivers

# Elm House Farm

**GREEN HAMMERTON, YORK, YO26 8BQ**

Residential Development Opportunity for 7 Dwellings



## KEY HIGHLIGHTS

- Prime partially completed Residential Development Opportunity for 7 dwellings including refurbishment of existing 4-bedroom farmhouse
- Located in the well-regarded village of Green Hammerton
- Gross site area of approximately 3.106 acres (1.016 net developable acres)
- Includes 2.09 acres of paddock land
- 12 miles from Harrogate and 11 miles from York
- Benefits from planning permission to convert barn complex into 5 new dwellings and expired permission for the conversion of a farm building into new detached dwelling
- All Technical and planning information is available in the dataroom; <https://savillsglobal.box.com/v/Elm-House-Farm-Green-Hammerton>



## DESCRIPTION

The property features a partially completed development site situated on The Green within the highly regarded North Yorkshire village, Green Hammerton. The sale opportunity comprises the potential development of 7 dwellings across a 3.106-acre site including; the refurbishment of an existing 4-bedroom farmhouse, agricultural structures approved for the conversion of 5 residential units, a detached steel-framed agricultural building with extant planning approval for the conversion into an additional dwelling and 2.09 acres of paddock land.

## LOCATION

The subject site is front facing and located on the west side of The Green within the North Yorkshire village, Green Hammerton.

Green Hammerton is situated in between York and Harrogate, approximately 11.8 and 12.4 miles, respectively. The village is positioned on the north side of the A59 and 3.7 miles to the east of the A1(M), making Leeds City Centre easily accessible as well as other major employment areas of the North and West Yorkshire. The nearest train station is Cattal station, just under two miles from the site, providing direct rail links to Leeds and York.

Green Hammerton includes facilities such as a local public house and post office/village shop as well as a nearby farm shop. The village appeals to a range of families by benefiting from its own primary school as well as nearby Kirk Hammerton primary school, similarly the area provides a range of secondary schools within the York and Knaresborough area and independent school Queen Ethelburga's, situated only 2.4 miles from the property.

## PLANNING

On 21st March 2018 planning approval was granted for the 'conversion of barns to form 5 dwellings to include demolition of fold yards, alteration and extension to existing barns' under planning reference 17/05431/FUL.

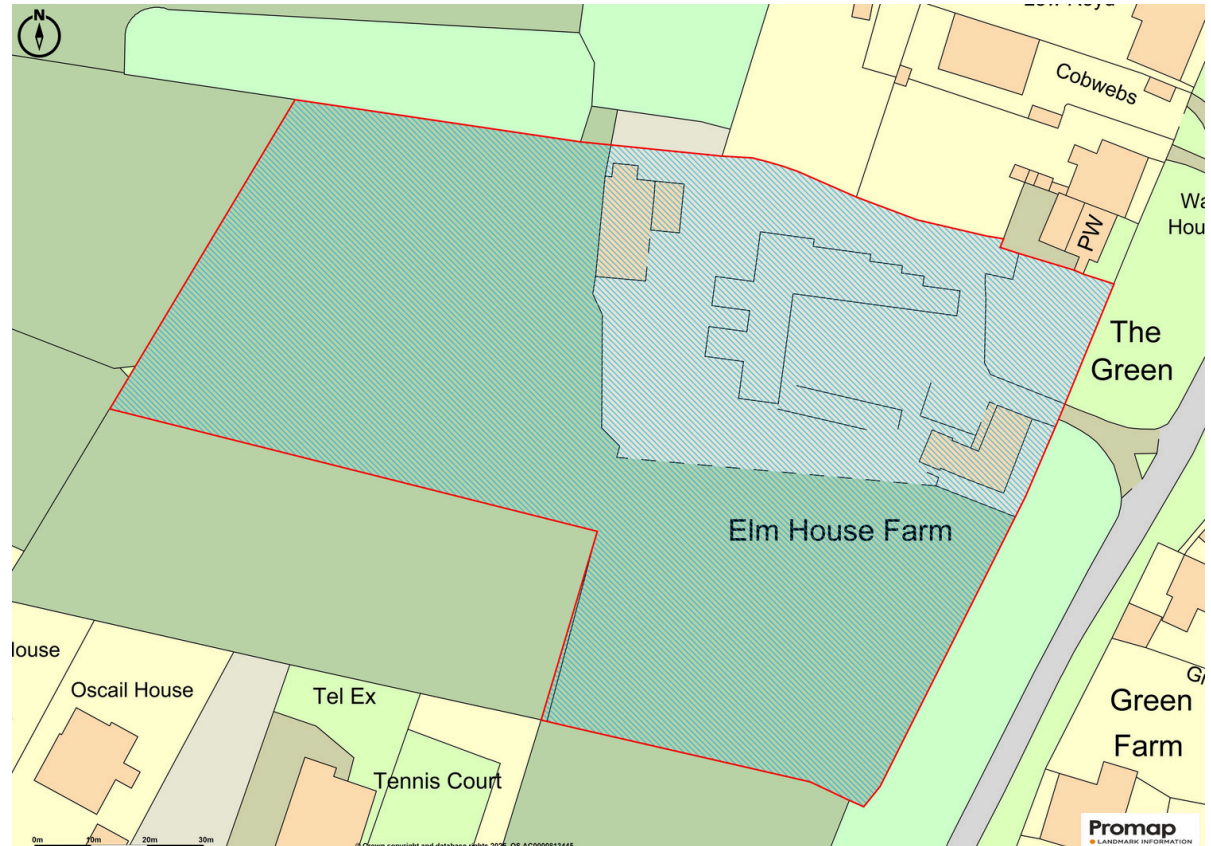
The site also previously benefited from granted permission (21/03417/PBR) to convert an agricultural building into one detached dwelling. As the development did not commence in time, the planning is now expired.

## TECHNICAL INFORMATION

All planning and technical information is available to interested parties through a data room via our dedicated website: <https://savillsglobal.box.com/v/Shipton-Road-Plot-York>

## TENURE

The property is to be sold freehold, with vacant possession on completion.



## THE PROPOSAL

Plot	Unit	Type	Sq m	Sq ft
1	The Salisbury	2 Bedroom Semi-detached barn Conversion	77.00	828
2	The Windsor	4 Bedroom Semi-detached Barn Conversion	173.00	1,862
3	The Cambridge	4 Bedroom Semi-detached Barn Conversion	163.70	1,762
4	The Stratford	3 Bedroom Semi-detached Barn Conversion	143.50	1,545
5	The Oxford	2 Bedroom Semi-detached Barn Conversion	108.20	1,165
6	Farmhouse	3 Bedroom Detached	247.22	2,661
7	The Holstein	4 Bedroom Detached	299.15	3,220
<b>Total</b>			<b>1,211.76</b>	<b>13,043</b>



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## METHOD OF SALE

The site is offered for sale by informal tender. Offers for the freehold interest should be sent to 'Joshua Franklin' or 'Matthew Jones' at Savills on [jfranklin@savills.com](mailto:jfranklin@savills.com) / [mjones@savills.com](mailto:mjones@savills.com)

## VIEWING

Viewing of the site is strictly by appointment. Should you wish to make an appointment, please contact either of the agents:

## COMPLIANCE CHECK

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity.

## CONTACT

For further information please contact:

### Matthew Jones

Director  
[mjones@savills.com](mailto:mjones@savills.com)  
07812 965 484

### Josh Franklin

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07807 999 923

### Immy Scales

Sandwich Placement  
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