

For identification purposes only

**LAND SOUTH OF
RICCAL DRIVE,
HELMSLEY, YO62 5DP**

**As Outlined in Red - 4.08 acres (1.65 hectares) with
Outline Planning Permission for up to 50 dwellings**



LOCATION

The site is located south of Riccal Drive on the edge of the picturesque market town of Helmsley, positioned just beyond the boundary of the North York Moors National Park. Helmsley offers an excellent range of amenities including independent shops, cafés, restaurants, a GP surgery, leisure facilities and well regarded primary and secondary schools.

The town provides a charming blend of heritage attractions and outdoor opportunities, with Helmsley Castle, the Walled Garden, Duncombe Park and the Cleveland Way all within easy reach. Local services and daily conveniences are centred around the historic Market Place, only a short distance from site to the north west.

Access to the site is taken from Riccal Drive which connects to the A170 to the north. There are strong pedestrian links connecting the site into the wider town. Several bus routes operate from Helmsley, offering regular connections to nearby settlements including Pickering, Kirkbymoorside and York. Mainline rail services can be accessed at Malton, Thirsk and York, providing onward travel to regional and national destinations.

DESCRIPTION

The land comprises 4.08 acres (1.65 hectares), relatively flat in topography and currently in agricultural use.

The site is bounded by established residential development to the north and east, with a range of commercial and industrial premises to the west, while open agricultural land to the south provides an attractive rural outlook.

There are dense hedgerows on the southern and eastern boundaries and planting forms the western boundary. Public rights of way follow the south and east boundaries but none cross the site.

VAT

Please note the land is NOT registered for VAT.

PLANNING

The site (edged red) benefits from an Outline Planning Permission for up to 50 dwellings with associate space and all matters reserved. The permission also includes for a commercial development scheme.

The Application can be found via the North Yorkshire Council Planning Portal, under the reference 23/00001/MOUT. Non-determination appeal allowed (reference 25/00007/NONDET). Policy states a 40% affordable housing requirement.

COMMERCIAL LAND

The commercial land (edged blue) which extends to 3.05 ac. (1.23 ha), is available to purchase.

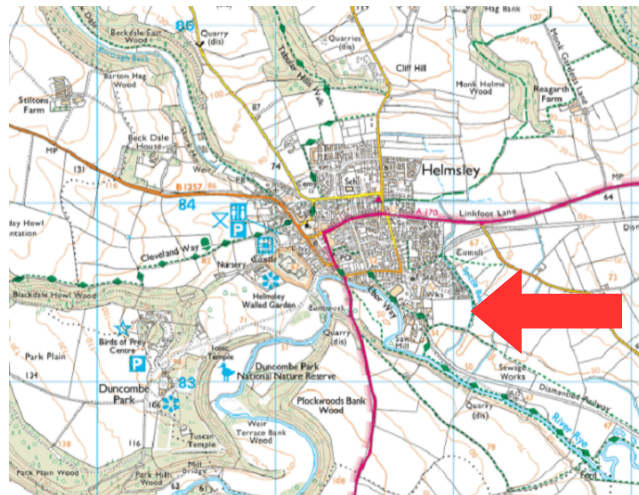
The land has been marketed for commercial use and information about this process is available. The opportunity to convert the commercial use to residential may be possible via discussions with the Council.

DATAROOM

An information pack containing relevant technical, planning and supporting information can be accessed via the following link:

<https://savillsglobal.box.com/v/Riccal-Drive-Helmsley>

LOCATION PLAN



VIEWINGS

Viewings can be conducted from Riccal Drive. Those wishing to walk the site should contact the selling agent providing at least 48 hours' notice. Inspections are undertaken at your own risk.

TENURE

The site will be sold Freehold with Vacant Possession on legal completion.



View looking north towards Riccal Drive



View looking south from Riccal Drive

METHOD OF SALE

The Freehold Interest in the property is offered as a whole by way of Informal Tender.

The strong preference is for unconditional offers based on the existing Outline planning consent.

Please address the following items as part of your proposal:

1. The proposed purchase price and whether the bid includes the commercial land (edged blue).
2. Proposed site layout plan and schedule of accommodation specifying the intended mix of dwelling types and sizes.
3. Specify any conditions and/or due diligence to which the bid is subject with anticipated timescales for satisfying any such conditions.
4. Specify the schedule of abnormal costs which have been allowed for.
5. If any deferred payment is proposed, then this should be clearly set out.
6. Specify the identity of the bidder, confirmation of authority to offer, and any Board Approval, funding or other approvals secured or required.
7. Details of the solicitors should your offer be accepted. The purchaser will be expected to provide a legal cost undertaking, payable in the event they withdraw from the transaction following agreement of Heads of Terms.
8. The proposed timetable for exchange and completion.

Offers should be submitted by email to Sally.Simmonite@carterjonas.co.uk and JFranklin@savills.co.uk by 12 noon Wednesday 26 August 2026.

Our client does not undertake to accept the highest bid or indeed any bid.

ILLUSTRATIVE MASTERPLAN



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IMPORTANT INFORMATION

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