

**FOR SALE** FREEHOLD WITH VACANT POSSESSION

# WHITE HOUSE FARM

Westlands, Stokesley, North Yorkshire, TS9 5LE



## Key Highlights

- Excellent residential development opportunity in North Yorkshire
- Outline planning consent for 25 dwellings
- 2.1 acres (0.84 hectares)
- Desirable and sought-after Market Town location
- Sealed Informal Tenders sought by noon Monday 16th November 2020

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## Location

White House Farm is located on Westlands to the south west of Stokesley, a sought-after Market Town in the Hambleton District of North Yorkshire. Stokesley is located less than 10 miles south of Middlesbrough and is a gateway settlement between the North York Moors National Park to the south and the conurbation of Teesside to the north. Road access to the settlement is provided from the A172 which provides direct connectivity to the A19 to the west.

Stokesley is well located in regards to various local walking trails, the North Sea Coastline which is a short drive to the east, and 'Roseberry Topping', a popular rock formation that provides panoramic views across the region. Retail services in the town are provided from High Street which is characterised by attractive Georgian and Victorian properties having representation from a number of national and independent retailers.

## Description

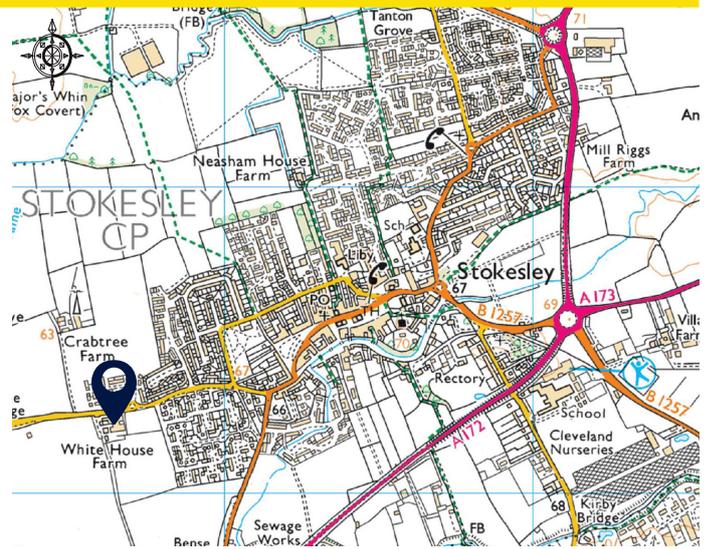
The site is square in shape and extends to 2.1 acres (0.84 hectares). It is brownfield in nature currently accommodating a number of agricultural buildings which comprise a mix of brick-built and steel framed structures. The site is bounded by undeveloped land to the east, agricultural land to the south and west, and Taylor Wimpey's Stokesley Grange development to the north which accommodates a mix of executive three, four and five bed properties. The wider area comprises a range of residential and agricultural land uses.

## Planning

The site benefits from outline planning consent for the development of 25 residential homes, inclusive of 30% onsite affordable homes (planning reference 19/02101/OUT). Other than the requirement of affordable housing, there are no off-site contributions associated with the Section 106 document that has been agreed with Hambleton District Council.

The outline planning consent includes an indicative only layout plan which shows how a potential housing scheme may be plotted on site. There is no prescriptive housing mix defined within the approved S106, nor has the location of the required open space been fixed, providing developers with design flexibility at Reserve Matters stage. As part of the approved outline consent, all matters have been reserved, other than access to the site.

The site presents developers with a rare opportunity to deliver a high quality housing scheme in a sustainable and sought-after location of North Yorkshire.



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## Services

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

## Information Pack

An information pack is available on request which includes the following:

- Title Register;
- Indicative Residential Layout Plan;
- Planning Decision Notice;
- Signed S106;
- Building Survey Report; and
- Phase 2 Geo-Environmental Assessment Report.

## Method of Disposal

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender. Tenders are requested by noon Monday 16th November 2020 and should be marked 'Tenders for Land at White House Farm, Stokesley'. Tenders are to be submitted directly to [glenn.laws@savills.com](mailto:glenn.laws@savills.com) or [ray.minto@savills.com](mailto:ray.minto@savills.com). Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion;
- Bid Pro Forma; and
- Full solicitor details.

Offers are to be accompanied by a completed Bid Pro Forma, development plans and drawings including a detailed schedule of accommodation.

Bids should clearly stipulate any conditions attached to them. Prospective purchasers should be aware that bids which Savills consider having onerous or unusual conditions, may not be considered. A shortlist of bidders may be invited to attend a clarification interview. Overage and Clawback provisions may also be incorporated into the sales contract documentation.

Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to Contract. Our client is not obliged at any point to exchange contracts.



## VAT

All offers received will be deemed to be exclusive of VAT which is chargeable.

## Tenure

The site is to be sold freehold with vacant possession.

## Legal and Surveying Fees

Each party is to bear their own costs incurred.

## Viewings

Interested parties are strictly forbidden from entering the site without the prior approval of Sole Selling Agent, Savills.

## Contact

### Glenn Laws

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[glenn.laws@savills.com](mailto:glenn.laws@savills.com)

### Ray Minto

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