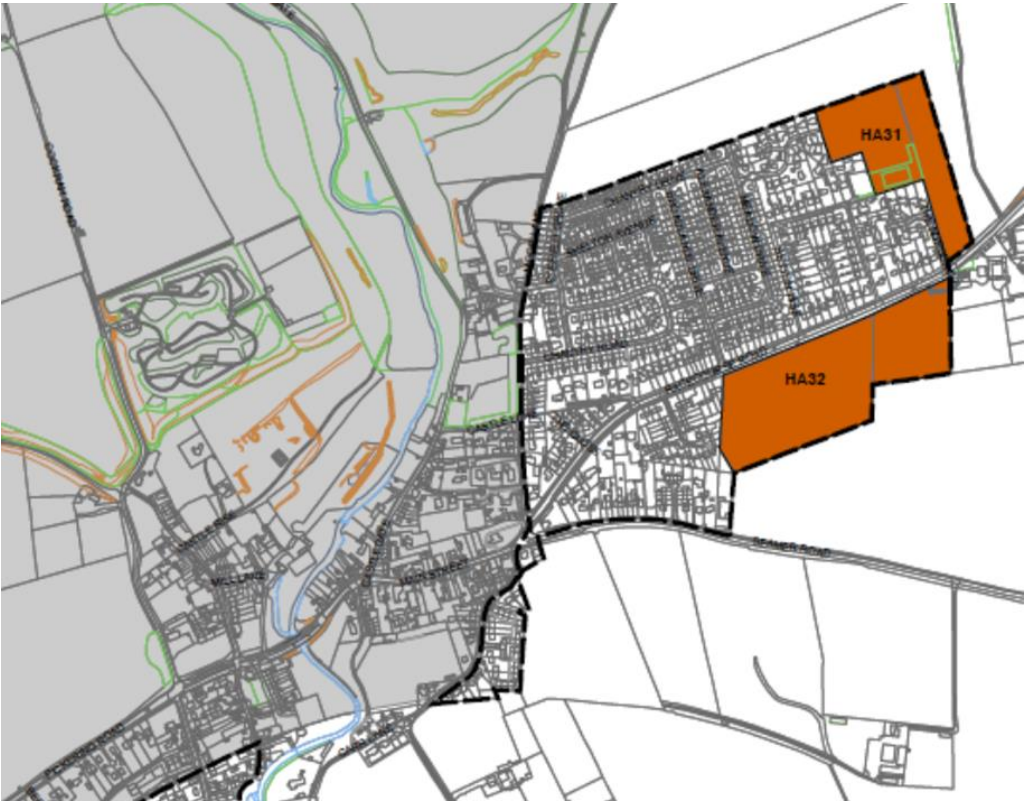


Scarborough Local Plan 2011/32 – Residential Allocations (East Ayton)



Aerial Image courtesy of Google Earth – Indicative Site Boundaries Only



Services

No mains services are currently connected to the land.

Plans, Areas, Schedules and Information

The plans provided in these sale particulars are for guidance only. It is the responsibility of the Purchaser(s) to verify the boundaries and area of the land before completing a sale.

Sporting & Mineral Rights

In so far as they are owned, the sporting and mineral rights are included in the sale.

Easements, Wayleaves & Rights of Way

The land is to be sold with the benefit of all granted rights of way, water drainage, water courses, support, electricity supplies, light, other easements or quasi-easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas and any other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

Tenure

The land is for sale Freehold with vacant possession available on completion.

Title

Title to the land is registered: NYK 242143

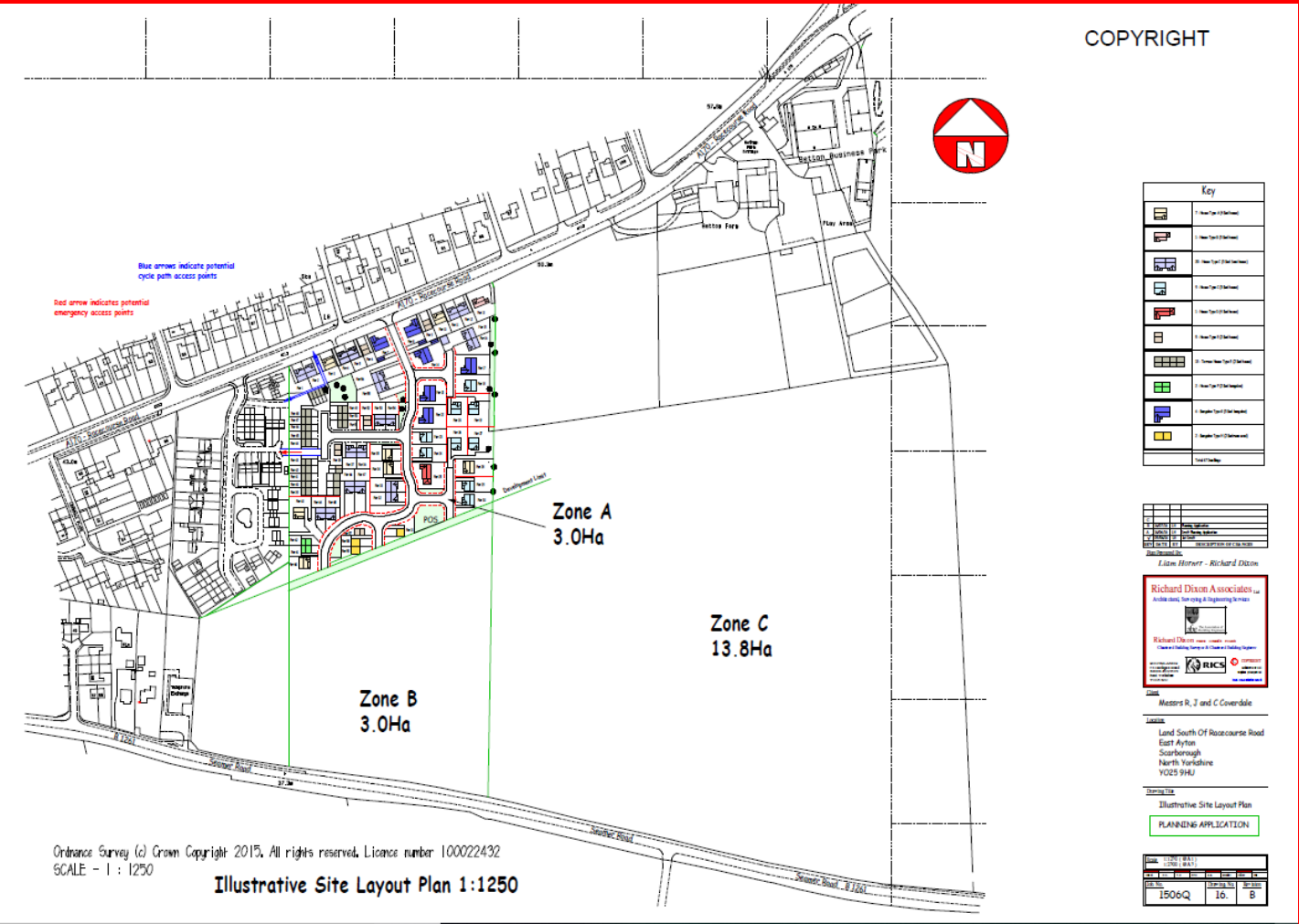
Uplift Provision

Offers for the additional land (Zone B and C) will be considered by the vendors on an unencumbered basis and also subject to an Uplift Provision, payable in the event that permission is granted for an alternative use.

Viewings & Further Information

Viewings Strictly by appointment only
Contact: Oliver Stones MRICS FAAY
T: 01377 253151 / M: 07912 481162
E: oliver@dee-atkinson-harrison.co.uk

Particulars: Prepared June 2019
Photographs: July 2018



Residential Development Land – East Ayton, Scarborough
3.00 Ha (Zone A) with Outline Planning Permission for 67 Dwellings

Scarborough 5 miles | Pickering 14 miles | Bridlington 19 miles
Whitby 22 miles | York 37 miles
(Approximate Distances)

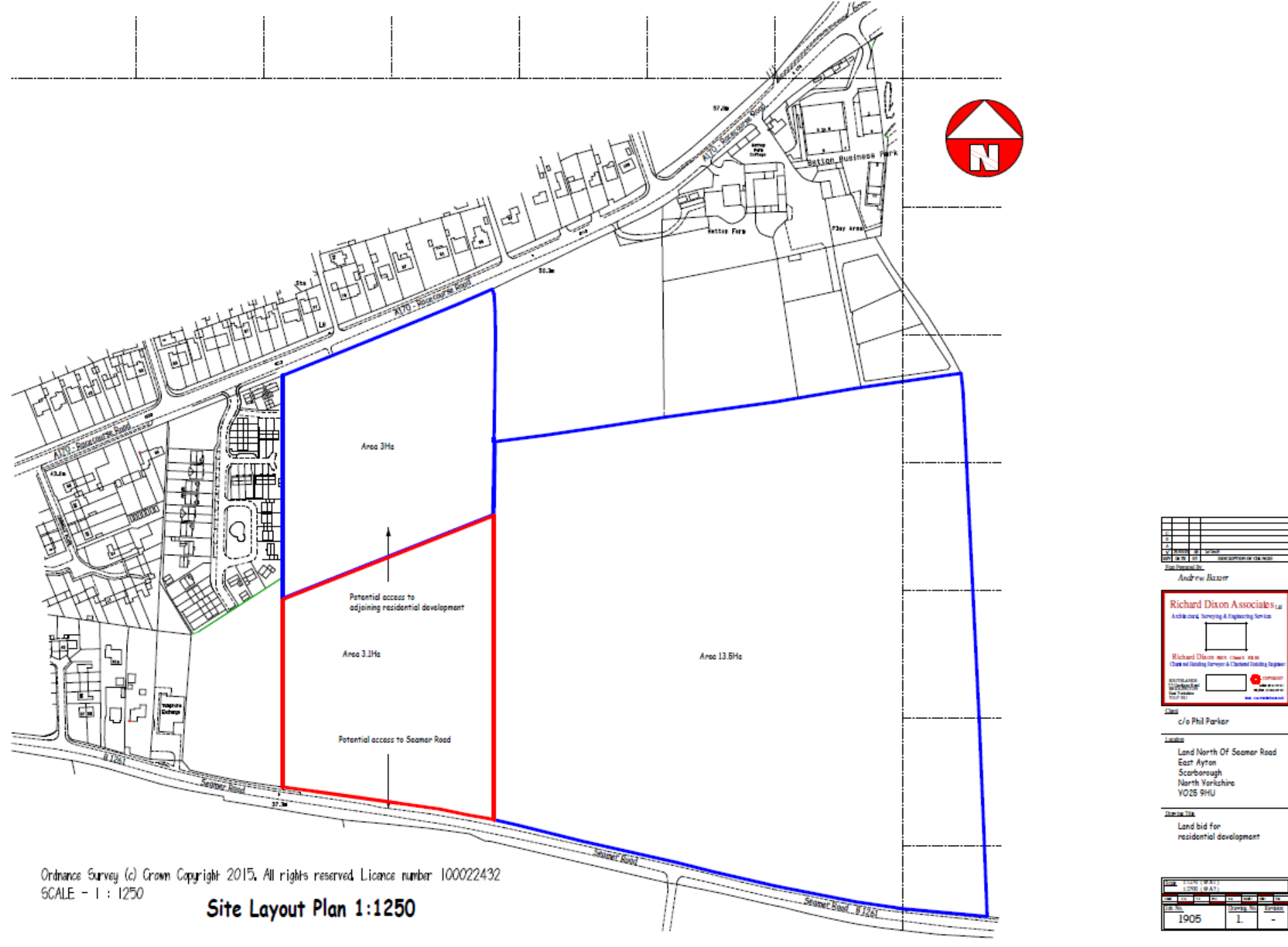
Price on Application



The Exchange, Driffield, YO25 6LD | 01377 253151 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, for whom they act as Agent, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



Land at East Ayton – Residential Development Site

Description

The land at East Ayton consists of a prime greenfield site with a gross developable area of 3.00 Ha (7.41 acres) currently benefitting from outline planning permission for the construction of 67 dwellings. The land is well located with extensive road frontage on to the A170, with open views towards the Yorkshire Wolds to the south. The approved housing mix includes:

- 23 Detached Dwellings (2 to 4 Bedrooms)
- 22 Semi-detached Dwellings (2 to 3 Bedrooms)
- 9 Bungalows (2 to 3 Bedrooms)
- 13 Terraced Dwellings (2 Bedrooms)

Additional land extending to 17.34 Ha located to the south and east of the site is also owned by the same vendors and available to purchase by separate negotiation. The Local authority are currently considering representations for a second phase of development on the land outlined in red on the plan above (Zone B) which extends to 3.10 Ha (revised from 3.00Ha).

Please note that the land to the west of Zone A shown on the plan above benefits from planning permission for residential development but is not as shown on the plan above, as the permission has vet to be implemented.

East Ayton is a popular and attractive village located in the Vale of Pickering to the west of Scarborough. The village benefits from a good range of services and facilities including a junior school, garage, public house, hotel, doctor's surgery and sports facilities.

The Seaside resort of Scarborough to the east provides a wide range of services and facilities including, primary and secondary schools (including both private and state education), a hospital, tourist attractions, extensive shops, professional services and a railway station connecting to the east coast main-line station at York.

Scarborough Local Plan (The Local Plan)

East Ayton is identified as a 'Service Village' in the Local Plan and considered to be a settlement which offers a range of facilities to meet the essential needs of residents, features good levels of local amenities and benefits from good communications.

The site forms part of a larger Allocation (HA 32) for residential development in the Local Plan which was adopted on the 3rd July 2017. Allocation HA 32 comprises a block of greenfield land extending to 6.45 Ha to the south of 'Racecourse Road' (A170) with an indicative yield of 140 dwellings for the whole allocation.

Planning Permission

Planning permission on the site area outlined in red on the plan was granted on the 10th April 2018 (Decision No: 16/01593/OL) subject to certain conditions, with the permission based on a gross site area of 3.00 Ha and a proposed site layout plan for 67 dwellings.

Full details of the planning permission are available from the Selling Agent and on the Scarborough Council website.

The planning permission is subject to certain conditions and reserved matters. An application for the approval of reserved matters is to be made within 3 years from the date of the decision. Development of the site is to be begun not later than two years from the final approval of the reserved matters.

Section 106 Agreement.

A Section 106 Agreement associated with the planning permission on Zone A was executed on the 3rd April 2018. Copies of the agreement are available from the Selling Agent. On developing the site, the Section 106 Agreement requires, inter-alia, contributions in accordance with Supplementary Planning Documents to be made for Education and Open Space. The Affordable Housing requirement is stated as 30% of the approved number of dwellings.

Information Pack

The following additional information in relation to the site (Zone A) is available from the Selling Agent:

- Archeology and Heritage Assessment;
- Ecological Appraisal
- Flood Risk Assessment
- Transport Assessment

Method of Sale

The site is for sale by private treaty. To be kept informed as to how the sale will be concluded interested parties should register their interest with the selling agent.

The Vendors are prepared to consider offers solely for the site with planning permission or offers for the additional land also.

VAT

The land has not been opted for tax to our knowledge. If any part of the property or any right attached to it is or becomes chargeable for the purposes of VAT, such tax will be payable by the Purchaser(s)(s) in addition to the purchase price.

Contaminated Land

The Vendor is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor does not give any guarantee or guarantees in this respect and advises the Purchaser(s)(s) to undertake enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

