



## Residential Development Opportunity Granby Farm, Granby Road, Harrogate HG1 4ST

### For Sale by Informal Tender

Closing date for receipt of offers 12 noon on Friday 31 March 2023

A superb and increasingly rare residential development opportunity comprising a 3 bedroom detached property in need of full modernisation together with outline planning permission for conversion of the existing barn to form 2 dwellings and the erection of 4 new dwellings.

Offers over £1 million

## General Comments

The sale of Granby Farm provides an excellent residential development opportunity, located in a quiet backwater position within a stone's throw of The Stray.

The site comprises a 3 bedroom detached house (Granby Farm Cottage) which is in need of modernisation. Outline planning permission within the original farmstead was granted in December 2022 for the conversion of the existing farm structures to form 2 dwellings and the erection of 4 new dwellings. A breakdown is listed below.

The total site area extends to 0.81 acre (0.32 ha).

The planning application reference number is 22/03387/OUT (Harrogate Borough Council). The public access system (planning portal) for Harrogate Borough Council's planning application contains a full record of the relevant documents.

Type	House Size	
<b>Granby Farm Cottage</b>	3 bedroom detached Garage & workshop	974 sqft / 91 sqm 235 sqft / 22 sqm
<b>Barn 1</b>	4 bedroom semi detached Garage	1,567 sqft / 146 sqm 154 sqft / 14 sqm
<b>Barn 2</b>	5 bedroom semi detached Garage	1,785 sqft / 166 sqm 312 sqft / 29 sqm
<b>Unit A</b>	2 bedroom bungalow Garage	722 sqft / 67 sqm 169 sqft / 16 sqm
<b>Unit B1</b>	2 bedroom end of terrace cottage	976 sqft / 91 sqm
<b>Unit B2</b>	3 bedroom mid terrace cottage Parking	977 sqft / 91 sqm 234 sqft / 22 sqm
<b>Unit B3</b>	3 bedroom end of terrace cottage Parking Store	976 sqft / 91 sqm 234 sqft / 22 sqm 258 sqft / 24 sqm
<b>Bin Store</b>	Communal bin store	138 sqft / 13 sqm
		<b>9,711 sqft / 905 sqm</b>

## Additional Information

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### Services

We understand that mains water, electricity and drainage are connected to Granby Farm Cottage. Mains electricity and water are connected to the barn.

### Access Road

The access road will remain in the ownership of the development site. Redrow have a planning obligation to provide an emergency access road to adoptable standards, for the neighbouring development known as Granby Meadows. Details relating to the emergency access road are included in the particulars. There will be a public right of way over this access road for pedestrian use and a cycleway.

### Right of Way

One of the neighbouring properties known as Granby Bungalow has a right of way to access the rear of the property. This is illustrated on the title plan included in the particulars - shaded yellow.

### Viewing

Strictly by appointment through Carter Jonas - 01423 523423.

For more detailed information, please refer to the planning portal or contact Tony Wright at Carter Jonas.

Tel: 01423 523423

Email: [tony.wright@carterjonas.co.uk](mailto:tony.wright@carterjonas.co.uk)

## Informal Tender Procedure

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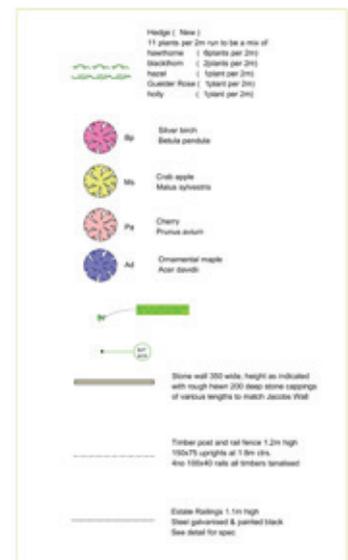
### Residential Development Site at Granby Farm, Harrogate (Subject to Contract)

1. All offers should be in writing and should reach Carter Jonas' Harrogate office by **12 noon on Friday 31 March 2023** in a sealed envelope clearly marked "Offer for Granby Farm, Harrogate".

Offers may be submitted via email to [tony.wright@carterjonas.co.uk](mailto: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 client 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.

# Proposed Site Plan



# Proposed Floor Plans

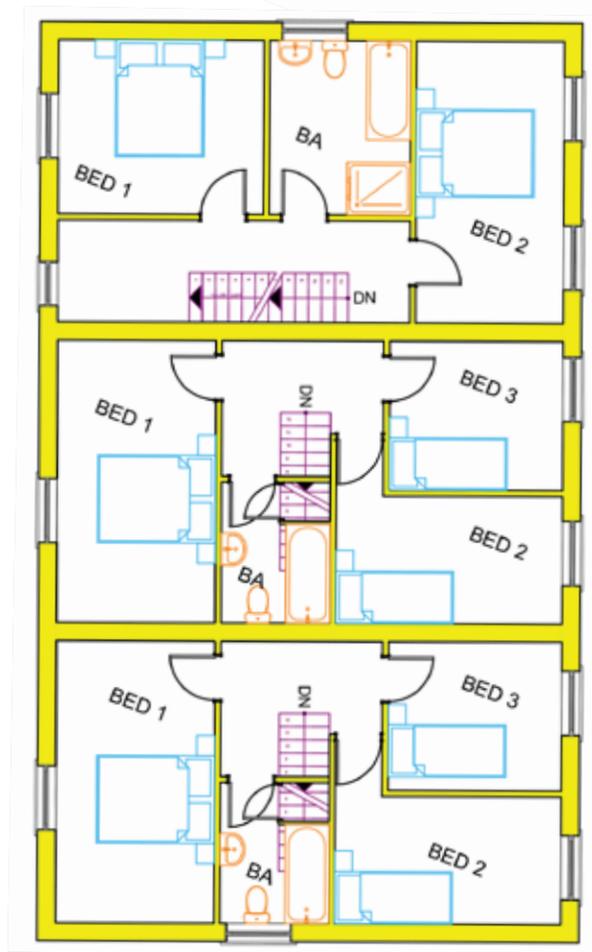


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# Proposed Floor Plans



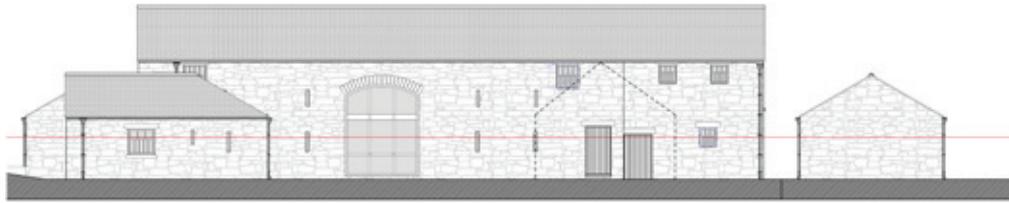
Barn  
First Floor  
1:100



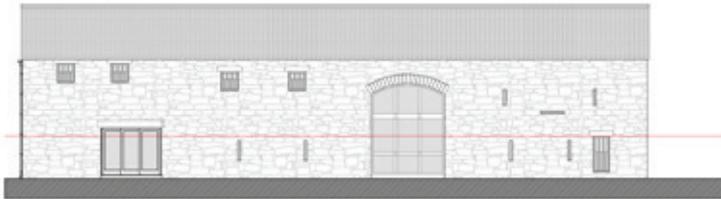
Unit B  
First Floor  
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# Proposed Sections and Elevations

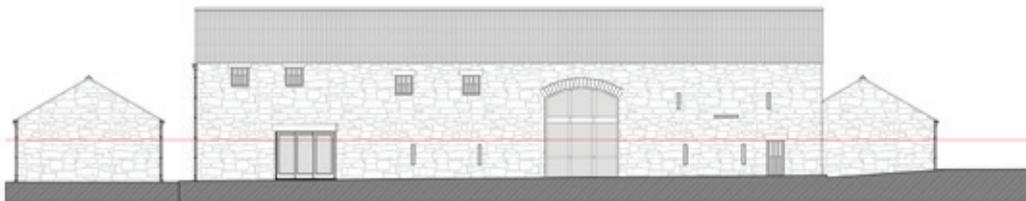
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SOUTH ELEVATION

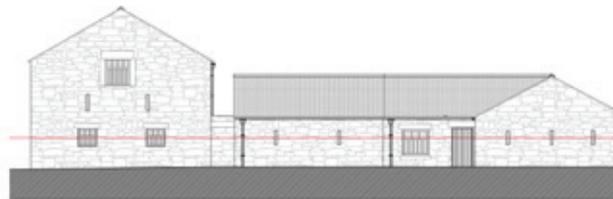


NORTH ELEVATION



NORTH ELEVATION

1:100



WEST ELEVATION



EAST ELEVATION



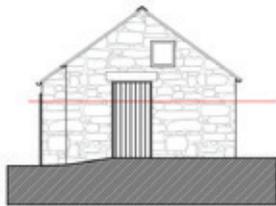
SOUTH ELEVATION



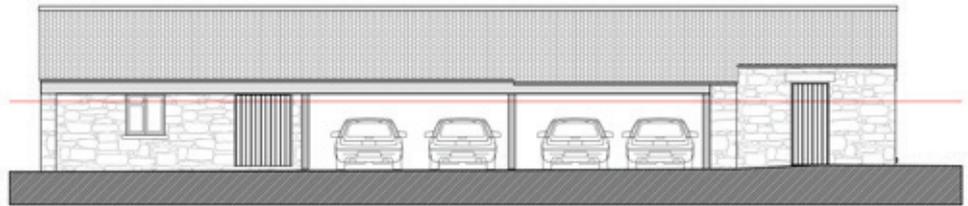
EAST ELEVATION

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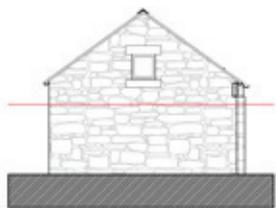
# Proposed Sections and Elevations



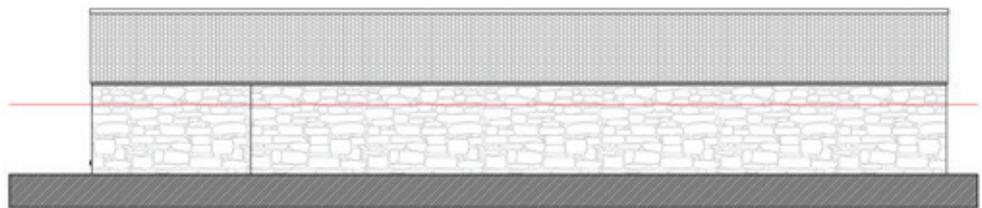
WEST ELEVATION



NORTH ELEVATION

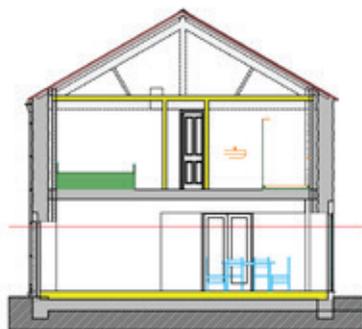


EAST ELEVATION



NORTH ELEVATION

1:100



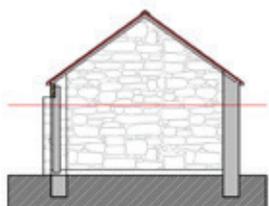
SECTION A1



SECTION A2



SECTION B1



SECTION C1

1:100

## Floor Plan

### Approximate Gross Internal Area

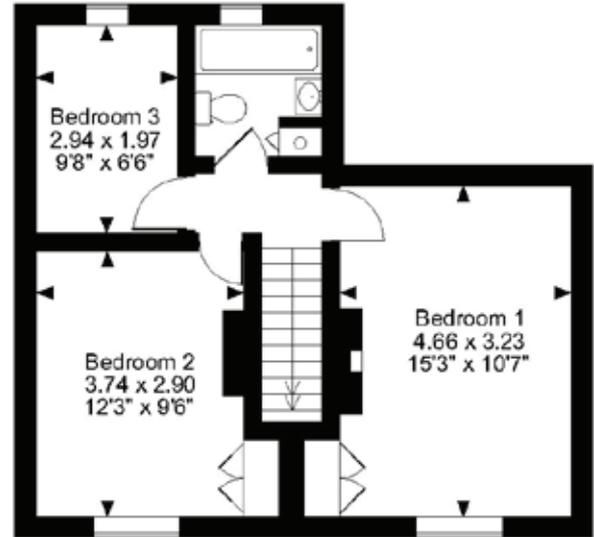
Main House = 974 sq ft / 91 sq m

Garage & Workshop = 235 sq ft / 22 sq m

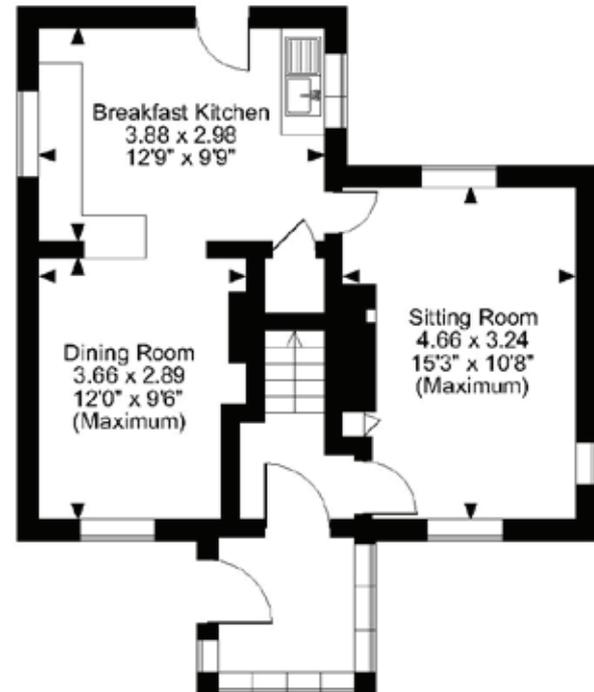
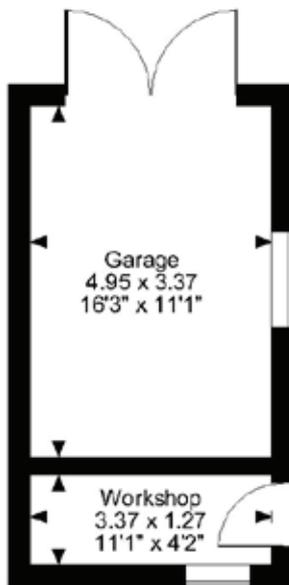
Total = 1,209 sq ft / 112 sq m

### For illustrative purposes only - not to scale

The position & size of doors, windows, appliances and other features are approximate only.



First Floor

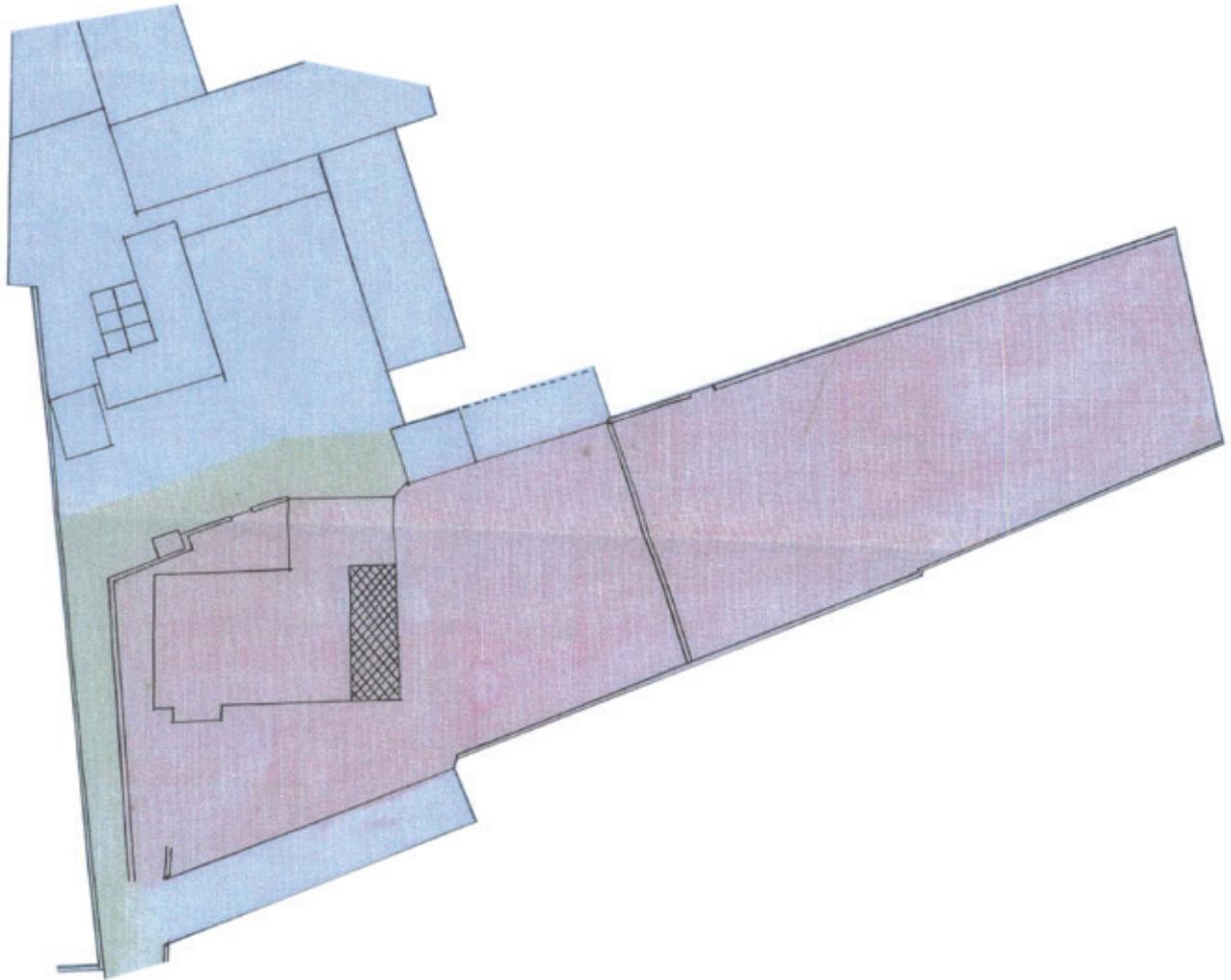


Ground Floor



## Title Plan illustrating Right of Way

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Trustees of J Swiers Deceased  
c/o ELG Planning  
Mrs Kim Eastwood  
8 Princes Square  
Harrogate  
HG1 1LX  
United Kingdom

Our ref: 22/03387/OUT  
Your ref: PP-11383395  
Date: 21 December 2022

**NOTICE OF DECISION ON PLANNING APPLICATION**

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL:** Outline application for the residential conversion of farm structures to form 2no. dwellings, erection of 4no. new dwellings, demolition of stable block and modern farm structures with associated works, with access and layout considered (0.23ha).  
**LOCATION:** Granby Farm Livery Stables Granby Road Harrogate North Yorkshire HG1 4ST  
**APPLICANT:** Trustees of J Swiers Deceased

Harrogate Borough Council being the Local Planning Authority for the purposes of the application received on 31 August 2022 for Full Planning Permission, as described above, have resolved to

**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.**

The conditions to which the permission is subject are as follows:

- 1 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters -
  - (a) appearance
  - (b) landscaping
  - (c) scale

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years. The development hereby permitted shall be begun on or before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

## Decision Notice

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- 3 The development shall be carried out in accordance with the details shown on the submitted plans; " 'Location Plan' submitted 31.08.2022, 'Proposed Site Plan' drwg no. S74-5-PLG4 A (revision A) and 'Block Plan' drwg no S74-5-PLG5 A, both dated 12.12.2022", unless otherwise agreed in writing with the Local Planning Authority.
- 4 The proposed new access will remain private and connect with an upgraded emergency link that is to be provided by Redrow and Richborough Estates as part of their adjacent development to the north, permitted under application 20/01556/FULMAJ or any variations made to this consent. The development should be set out in accordance with Drawing S74-5-PLG4 Revision A provided by Robin Hall Associates. The development should tie-in to the proposed emergency link provided by Redrow as set out on their drawing 4544-16-06-212.
- 5 No part of the development must be brought into use until the access, parking, manoeuvring, and turning areas for all users at Granby Farm have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and always retained for their intended purpose.
- 6 Prior to the commencement of the development hereby approved, details of a drainage strategy which includes the proposed means of disposal of surface and foul water drainage for the site shall be submitted in writing for the approval of the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved plans. Furthermore, unless otherwise approved in writing by the Local Planning Authority, the building(s) within this development shall not be occupied or brought into domestic use prior to completion of the approved foul drainage works.
- 7 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan. The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:
  - a. Wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
  - b. The parking of contractors' site operatives and visitor's vehicles clear of the highway;
  - c. Areas for storage of plant and materials used in constructing the development clear of the highway; and
  - d. Contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.
- 8 Groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.
- 9 Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 8 groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.

## Decision Notice

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- 10 Land contamination remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 9. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
- 11 Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority
- 12 One electric vehicle charging point shall be provided for each residential unit with a dedicated parking space. The cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The charging point should be a Mode 3 with a type 2 outlet socket.
- 13 Prior to the commencement of development hereby approved, a detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority (LPA) and such a scheme shall specify materials, species, tree and plant sizes, number and planting densities and the timing of the implementation of the scheme, including any earthworks required. The landscape scheme is to be implemented the planting season (October to March) after completion of the permitted.
- 14 In the event of failure of any trees or shrubs, planted in accordance with any landscaping scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens to the satisfaction of the Local Planning Authority.

The reasons for the conditions are shown below:-

- 1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.

## Decision Notice

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- 3 In the interest of satisfactory and sustainable drainage.
- 4 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 5 In the interests of highway safety.
- 6 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.
- 7 In the interest of public safety and amenity.
- 8 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 9 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 11 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 12 In the interests of improving access to sustainable transport and to improve air quality across the District.
- 13 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 14 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

### INFORMATIVES:

- 1 The area to the front of the property (including the pavement) forms part of the Stray. See map here - [https://www.harrogate.gov.uk/info/20090/visit\\_parks\\_and\\_woodlands/393/the\\_stray\\_harrogate](https://www.harrogate.gov.uk/info/20090/visit_parks_and_woodlands/393/the_stray_harrogate)

## Decision Notice

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It is important that all works are contained within the curtilage of the property. No deliveries can be made or materials stored on Stray land.

No vehicles can park on any areas of the Stray.

- 2 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through sampling once on site.

### THE STRAY – INFORMATIVE

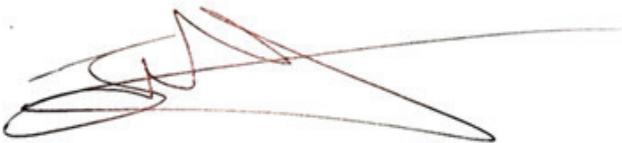
As advised when receipt of your application was acknowledged this development affects Stray land which is governed by the Harrogate Stray Act 1985. Before any work takes place on Stray land you will need to contact the representative of the Duchy of Lancaster, The Surveyor of Urban Lands, Tel: 0207 269 1700, to deal with the land ownership issue.

You can see the officer's report on the application at [www.harrogate.gov.uk/publicaccess](http://www.harrogate.gov.uk/publicaccess). Alternatively, you can contact Customer Services Tel No: 01423 500600 or e-mail [customerservices@harrogate.gov.uk](mailto:customerservices@harrogate.gov.uk).

### STATEMENT OF COMPLIANCE WITH ARTICLE 31 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

In dealing with this planning application Harrogate Borough Council as the Local Planning Authority has adopted a positive and proactive manner. The Council offers a pre-application service for planning proposals and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, the documents that form the Development Plan, and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption, and are referred to in this notice of decision. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed through seeking solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary.

Signed:



John Worthington  
Chief Planner

Date of Decision: 21 December 2022

Date of Issue: 21 December 2022

**NOTE:** No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the proposed development is situated, or of obtaining approval under any other

## Decision Notice

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bye-laws, local acts, orders, regulations and statutory provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

**Discharging Conditions** – A fee is payable for the discharge of conditions attached to planning and other applications. Applications must be made in writing clearly identifying the application number and the conditions. The standard application form can be used but is not mandatory. The scale of fees can be found on the planning website [www.harrogate.gov.uk/planning](http://www.harrogate.gov.uk/planning). Please note a fee is payable for each separate request and applications should be determined within 8 weeks of a valid request being received.

**NOTE TO APPLICANT/AGENT:** The Borough Council posted a site notice publicising this application. If it is still on display, please remove it.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES SET OUT OVERLEAF.

### **NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

#### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- Otherwise, if an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of an appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

### Community Infrastructure Levy (CIL) Note Accompanying Planning Decision

1. Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), a development which has been granted planning permission becomes a CIL chargeable development if it proposes one or more new dwellings, or more than 100sqm of new build floorspace.
2. Harrogate Borough Council is the CIL Collecting Authority for developments in the Harrogate District
3. The Council will use the [CIL Form 1 : Additional Information](#) submitted with the planning application, alongside other application documents, to determine whether the application is CIL chargeable and to calculate the CIL charge.
4. If your application is deemed to be CIL liable, the charges will be calculated in accordance with the Community Infrastructure Regulations 2010 (as amended) and the applicable CIL rates from the [Charging Schedule](#)
5. The CIL is charged in pounds per square metre and is calculated by multiplying the applicable CIL rate by the proposed gross internal area (GIA) proposed by the development. The floorspace of existing buildings to be retained or demolished as part of the development will be deducted from the CIL chargeable area if part of the existing building has been in its lawful use for at least six months in the three years prior to permission being granted.
6. After permission is granted, the Council will issue a **CIL Liability Notice** if CIL liability has been triggered, which will set out the charge payable on commencement of the development. The CIL charge will also be registered as a Local Land Charge against the relevant land.
7. **One (or more) of the development parties must assume liability to pay CIL for a CIL chargeable development by submitting an [Assumption of Liability Form](#)** . In the absence of this form, liability will default to site owner(s).
8. A development may be eligible for relief or exemption from CIL if it includes affordable housing, is owned by a charity and will be used wholly or mainly for charitable purposes, or is a self-build project. Relief or exemption must be claimed prior to commencement by submitting the appropriate claim form. Further information can be found on the GOV.UK website at [www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions](http://www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions).
9. Harrogate Borough Council do not have a policy for granting discretionary charitable relief or exceptional circumstances relief and will not accept claims made on this basis.
10. **You must inform the Council when the development is going to start by submitting a [Commencement Form](#) or a [Notice of Chargeable Development](#) (for permitted development)**

## Decision Notice

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11. Once the Council has been notified that development works have commenced, a **CIL Demand Notice** will be issued setting out the total amount payable, how to pay, and when payment is due.
12. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed, and you will not benefit from the instalments policy.
13. Late payment interest and surcharges will be imposed if payment is not received by the due date.
14. Continued failure to pay CIL liabilities due will result in the Council initiating enforcement action, including serving a CIL stop notice prohibiting further development on the site, and applying to a magistrates' court for a Liability Order to recover the debt through the seizure of assets.
15. Further information on CIL and all CIL forms are available on the Harrogate Council website at <https://www.harrogate.gov.uk/planning-policy-guidance/community-infrastructure-levy> and the Planning Portal at [https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy) Guidance on the Community Infrastructure Levy can be found on the Gov.uk website at <https://www.gov.uk/guidance/community-infrastructure-levy>
16. For further information on CIL please contact the S106 and CIL Delivery Officer at [Planningobligations@harrogate.gov.uk](mailto:Planningobligations@harrogate.gov.uk)

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**Harrogate 01423 707815**

tony.wright@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

[carterjonas.co.uk](http://carterjonas.co.uk)

### Important Information

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Note: All plans not to scale