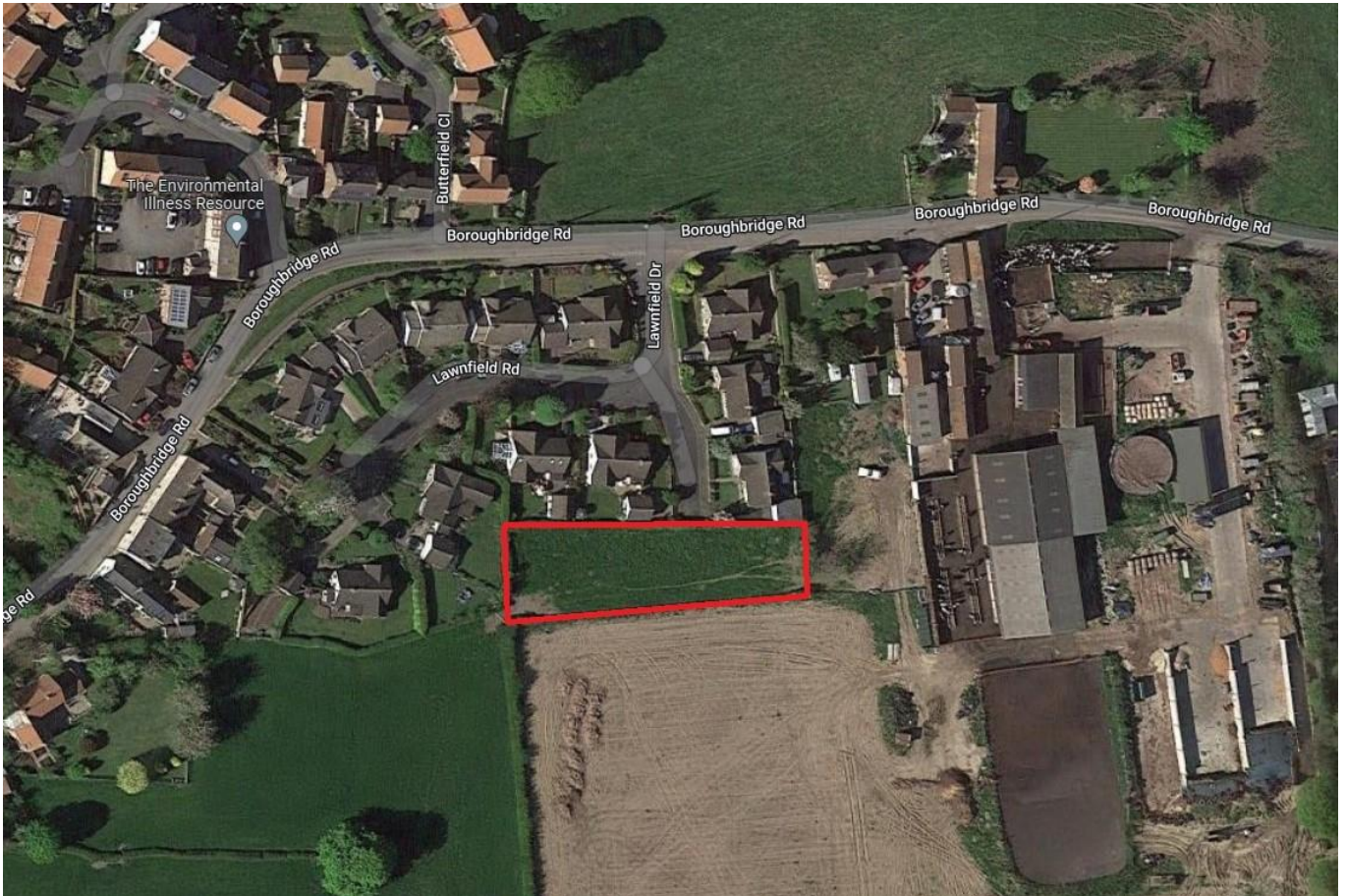


**Residential Development Opportunity  
Lawnfield Drive  
Bishop Monkton  
HG3 3RH**



**FOR SALE BY INFORMAL TENDER – CLOSING DATE FOR RECEIPT  
OF OFFERS FRIDAY 18 NOVEMBER 2022**

**A rare opportunity to acquire a residential development site with the benefit of outline planning consent for two detached bungalows, each with a double garage, situated on the edge of the popular North Yorkshire village of Bishop Monkton.**

**OFFERS INVITED, IN EXCESS OF £275,000**

**T: 01423 523423**

Regent House, 13-15 Albert Street, Harrogate HG1 1JX  
E: [harrogate@carterjonas.co.uk](mailto:harrogate@carterjonas.co.uk)

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

## GENERAL COMMENTS

The land is situated at the head of a short cul-de-sac on an established development of detached bungalows and both of the proposed dwellings will enjoy full south facing views over adjoining open green belt countryside, on the fringe of the village.

The picturesque and much sought after village of Bishop Monkton sits between Harrogate and Ripon, offering a range of everyday facilities including a pub, a primary school, church, village hall and playing field complex. There are more extensive facilities in Harrogate and Ripon and for the commuter the recently upgraded A1(M) is about 7 miles to the east providing access to the region's motorway infrastructure and Yorkshire commercial centres. Rail services operate from Harrogate (9 miles) providing access to the mainline stations in Leeds and York.

## PLANNING

Outline planning consent was granted by Harrogate Borough Council for the erection of two single storey dwellings on the 16 September 2022, application number 22/02126/OUT. A copy of the decision notice together with the associated plans are attached to these sale particulars for identification purposes only.

Harrogate Borough Council  
Civic Centre  
St Lukes Avenue  
Harrogate  
HG1 2AE

<https://www.harrogate.gov.uk/planning-applications>

## ADDITIONAL INFORMATION

**Agents note** – We are advised that the vendors wish to retain a vehicular right of way across the new driveway and turning head within the site in the event that any further development may be considered on the land to the rear.

**Tenure** – The site will be sold on a freehold basis with vacant possession given on legal completion.

**Viewing** – Possession of these sale particulars is sufficient authority to walk on site and can be accessed directly from Lawnfield Drive.

For more detailed information, please contact Simon Wright at Carter Jonas.

DD: 01423 707818

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

**Offers for the purchase of:**

**Residential Development Opportunity, Lawnfield Drive  
(Subject to Contract)**

1. All offers should be in writing and should reach Carter Jonas' Harrogate office by 12 noon on Friday 18 November 2022 in a sealed envelope clearly marked "Offer for Residential Development Opportunity, Lawnfield Drive".

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

2. Offers may only be made for the whole, 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 the possibility of 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 provided 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.

**Carter Jonas, Regent House, 13-15 Albert Street, Harrogate HG1 1JX  
Telephone: 01423 523423**

Mr Thomas Campion  
c/o Carter Jonas LLP  
Mrs Emma Winter  
First Floor, Bond Court  
9 Bond Court  
Leeds  
LS1 2JZ  
United Kingdom

Our ref: 22/02126/OUT  
Your ref: PP-11273059  
Date: 16 September 2022

**NOTICE OF DECISION ON PLANNING APPLICATION**

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL:** Outline planning application for erection of two dwellings with access and layout considered  
**LOCATION:** Land South Of Lawnfield Drive Bishop Monkton North Yorkshire  
**APPLICANT:** Mr Thomas Campion

Harrogate Borough Council being the Local Planning Authority for the purposes of the application received on 21 June 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; and
  - 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 three years from the date of this decision. 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.

- 3 The access and layout arrangements of the development shall strictly accord with details shown on the Proposed Site Plan, Plan No. C26-14-OPLG rev ABC.
- 4 Further to condition 1 above any reserved matters application (as applicable) shall provide for:
  - a) single storey dwellings only;
  - b) suitable and sufficient provision for the storage and containment of refuse prior to collection and its access for collection;
  - c) the provision of cycle storage facilities;
  - d) the retention of existing trees and hedgerows, with the exception of the section of hedgerow required to be removed to form the access shown on the Proposed Site Plan, Plan No. C26-14-OPLG rev ABC;
  - e) native scrub planting;
  - f) planting of a native mixed species hedgerow on the southern boundary
  - g) creation of log piles/dead wood areas;
  - h) hedgehog houses;
  - i) hedgehog friendly fencing;
  - j) incorporation of integral bat and bird boxes; and
  - k) details of any external lighting.
- 5 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) details of any temporary construction access to the site including measures for removal following completion of construction works;
  - b) wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
  - c) the parking of contractors' site operatives and visitor's vehicles;
  - d) areas for storage of plant and materials used in constructing the development clear of the highway;
  - e) details of site working hours and site preparation and construction shall be restricted the hours of 08:00 until 18:00 Mondays to Fridays and 08:00 until 13:00 Saturdays with no work on Sundays or Bank Holidays;
  - f) details of the measures to be taken for the protection of trees and hedgerows ; and
  - g) contact details for the responsible person (site manager/office) who can be contacted in the event of any issue and whom shall retain a copy of the approved Construction Management Plan.
- 6 Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full detailed engineering drawings of all aspects of roads and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works have been submitted to and approved in writing by

the Local Planning Authority. The development must only be carried out in compliance with the approved engineering drawings.

- 7 Further to the details sought by condition 4 above the development hereby approved shall be carried in strict accordance with the further mitigation measures set out in Section 6 of the MAB Environment & Ecology Ltd Preliminary Ecological Appraisal (ref 2021 – 1258) dated November 2021 in respect of birds (6.2.2), bats (6.2.3) and hedgehogs (6.2.4).
- 8 The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems shall extend to the points of discharge, details of which shall have first have been submitted to and approved in writing by the Local Planning Authority following consultation with the statutory sewerage undertaker.
- 9 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works in strict accordance with details which shall first have been submitted to and approved by the Local Planning Authority.
- 10 Further to condition 9 above, if discharge to public sewer is proposed, the information shall include, but not be exclusive to:
  - a) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
  - b) the means of discharging to the public sewer network at a rate to be approved in writing by the Local Planning Authority following consultation with the statutory sewerage undertaker.
- 11 The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50A of the Local Highway Authority and the following requirements:
  - a) The final surfacing of any private access within 6 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway; and
  - b) Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

- 12 No dwelling must be occupied until the related parking facilities 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 retained for their intended purpose at all times. 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification no roof or dormer windows shall be erected without the grant of further specific planning permission from 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.
- 3 In the interest of satisfactory and sustainable drainage.
- 4 In the interests of visual, residential and general amenity, to encourage alternative modes of transport and in the interests of ecological mitigation.
- 5 In the interest of public safety and amenity.
- 6 To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users.
- 7 To afford ecological mitigation.
- 8 In the interest of satisfactory and sustainable drainage.
- 9 and 10. To ensure that no surface water discharges take place until proper provision has been made for its disposal.
- 11 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.
- 12 To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development and in the interests of improving access to sustainable transport and to improve air quality across the District.
- 13 In the interests of visual and residential amenity.

#### INFORMATIVES:

- 1 The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective

works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

- 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.
- 3 In respect of condition 6 it is recommended that in order to avoid abortive work, discussions are held between the applicant, the Local Planning Authority and the Local Highway Authority before a draft layout is produced and any detailed planning submission is made. To assist, the Local Highway Authority can provide a full list of information required to discharge this condition. It should be noted that approval to discharge the condition does not automatically confer approval for the purposes of entering any Agreement with the Local Highway Authority. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.
- 4 In respect of conditions 8 to 10 Yorkshire Water Services Limited promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

It should be noted that there are no mapped public surface water or combined water sewer in the vicinity of the site.

Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.

As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to an unmapped surface water or combined sewer at a restricted rate of discharge not to exceed 3.5 litres per second. If surface water must discharge to the mapped public foul water sewer, then the rate of discharge must not exceed 2 litres per second.

With regard to foul drainage Yorkshire Water Services Limited only have recorded public foul sewer infrastructure in Boroughbridge Road, across the road from the junction of Lawnfield Drive. They do not have details of the drainage system in Lawnfield Road and Lawnfield Drive; they do however advise that that Bishop Monkton is recorded as having foul water only infrastructure.

Investigations will be required utilising a drainage consultant to survey the existing drainage system and produce a detailed drainage layout showing off-site connection to public foul sewer in Boroughbridge Road, via at this time, "private" pipe(s).

- 5 In respect of condition 11 notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the

Local Highway Authority, is available to download from the County Council's web site:  
[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification\\_for\\_housing\\_\\_\\_ind\\_est\\_roads\\_\\_\\_sreet\\_works\\_2nd\\_edition.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___sreet_works_2nd_edition.pdf)

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

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: 16 September 2022

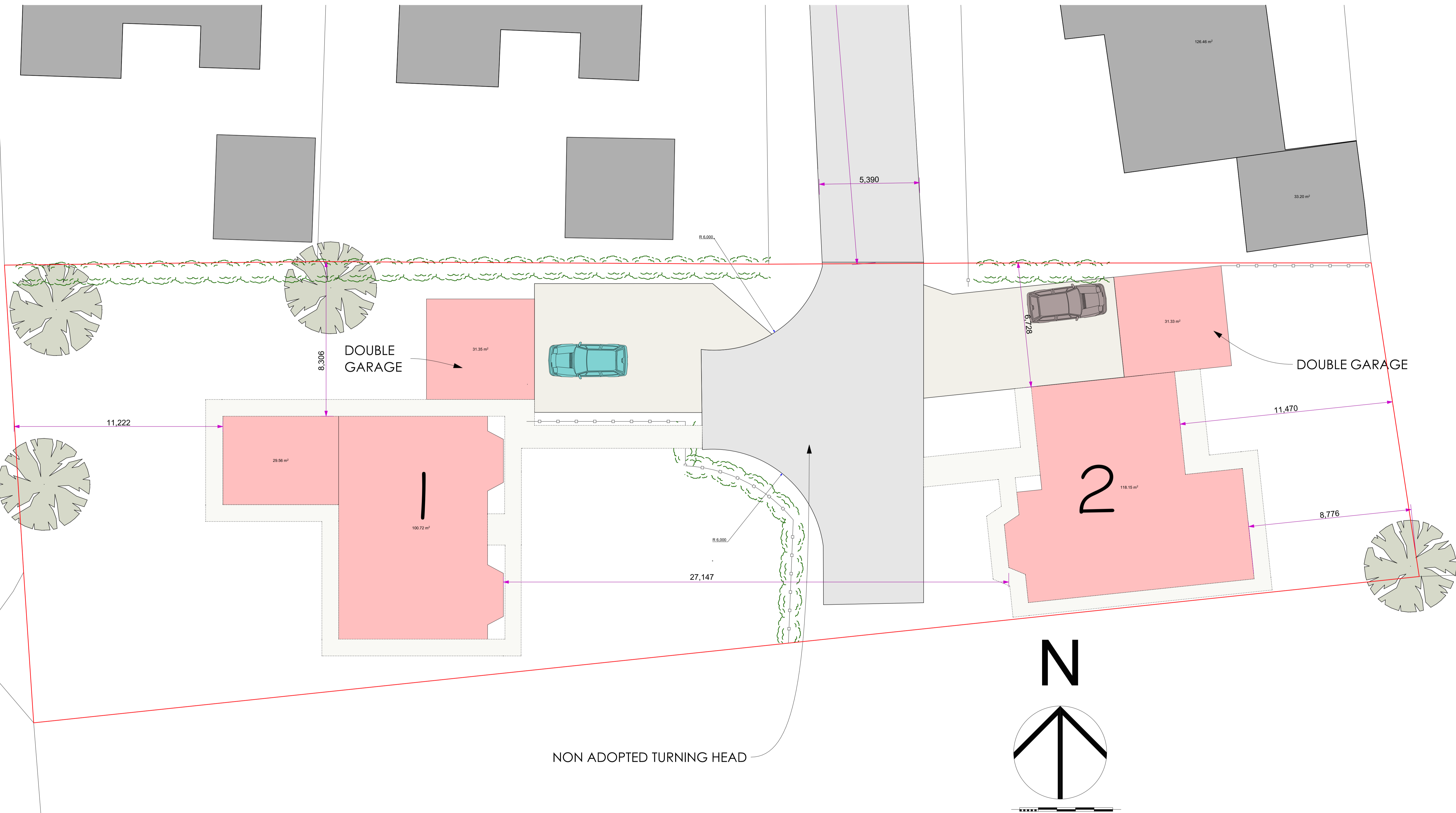
Date of Issue: 16 September 2022

**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 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.



PROPOSED SITE PLAN  
 LAND SOUTH OF LAWNFIELD DRIVE.  
 BISHOP MONKTON HG3 3RH  
 SCALE 1:100 AT A1 NOVEMBER 2021  
 PLAN No. C26-14-OPLG1 rev ABC

SITE PLAN PREPARED USING ORDNANCE SURVEY INFORMATION  
 WITH PROPOSED DETAILS ADDED  
 REPRODUCED FROM ORDNANCE SURVEY DATA.  
 CROWN COPYRIGHT 2021 ALL RIGHTS RESERVED  
 ROBIN HALL ASSOCIATES LICENCE NUMBER AR100037780

Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

