

**DEVELOPMENT
LAND**



Google Earth

©2017 Infoterra Ltd & Bluesky

LAND AT NORTH FARM, ELWICK, HARTLEPOOL TS27 8ED

Edge of Village Residential Development Opportunity

For Sale with Detailed Planning Consent on Part and Draft Local Plan Allocation on Part (Approx 4.52 acres (1.83 ha))



Land at North Farm, Elwick Hartlepool TS27 3ED

Residential Development Opportunity
in Prime Village Location

Available Freehold as a Whole

Approx 4.52 acres (1.83 ha)

Farmsteading with the Benefit of Detailed Planning Permission
Granted 19th March 2010 for 'Change of Use, Alterations,
Extensions and New Build to Create 14 Dwellings and
Creation of New Vehicular Access. Application Reference No.
H/2008/0026

An Extension of Time Consent was Granted on 20th January
2016. Application Reference H/2014/0579

Additional Land extending to circa 2.6 acres, now all forming
part of a larger Draft Local Plan Housing Allocation (together
with adjoining neighbouring land) for approx 35 dwellings



Location

The Village of Elwick is located in County Durham, approximately 1 mile to the east of the A19 and 4 miles west of Hartlepool.

This attractive village has retained its aura of rural charm with a pleasant mixture of old, new and renovated properties around the Village Green helping to give the area its 'picture postcard' appearance much favoured by local artists. The village dates back to Saxon times with part of the Church dating as far back as 1190.

Despite its relatively small size, with a population of some 600 people, the village has a close knit community and a number of excellent facilities, including St Peter's Primary School and two Village Pubs (The McOrville and The Spotted Cow).

The proximity of the A19 puts the village within a sensible commuting distance of either Newcastle to the North or Teesside to the South.

Situation

The site is situated at the north eastern edge of Village. It enjoys a generally open aspect to north and borders the end of the Village Green to the south west.

Description

The property was once a thriving and busy working farm at the heart of the village, but is now largely redundant.

The main farmsteading includes the original Georgian two storey farmhouse with views onto the Main Street, together with a range of traditional brick and stone outbuildings; barns; stores and cow byres, arranged around a central courtyard. There are a number of other more modern agricultural buildings and implement stores including a large portal steel framed building extending to approximately 9,000 sqft (850 sqm).

Access to the farmsteading is directly off Elwick Road and this leads through to the adjoining farm land to the north and east of the steading.

The farmhouse itself requires complete refurbishment and modernisation. The farmsteading has the benefit of full planning permission for Change of Use and Alterations of some of the older traditional brick and stone built buildings, together with demolition of the remainder, to create 14 dwellings and new vehicular access.

The paddock land to the north forms part of a more recent Draft Local Plan Allocation identifying a total area of 5.11 acres (2.07 ha) suitable for development of approximately 35 dwellings (Site Reference HSG7).

Part of this allocation falls within Potters Farm lying to the west, identified on the enclosed plan outlined Blue. This land falls outside our client's ownership and is not offered for sale as part of the subject property. As the principal point of access will need to be via North Farm, suitable reservations will be sought for the delivery of access to this third party landownership between Points X and Y, as shown on the plan.

Planning

The farmsteading benefits from a Detailed Planning Consent granted on 19th March 2010 for 'Change of Use, alterations, extensions and new build to create 14 dwellings and creation of a new vehicular access'. Application No. H/2008/0026. A further application for an Extension of Time for that planning consent was granted on 4th April 2016. Reference H/2014/0579. The consent was granted subject to various conditions detailed in the Decision Notice, a copy of which is available on request, or to download from the Fordy Marshall website.

A condition of the time extension is the requirement for delivery of two affordable dwellings within the development.

The development is not to commence without first making payment to the Council in the sum:

* Education Provision	£27,495
* Green Infrastructure	£3,500 (£250 per dwelling)
* Built Sports Facilities	£3,500 (£250 per dwelling)
* Play Provision	£3,500 (£250 per dwelling)
* Playing Pitches	£3,266.06 (£233.29 per dwelling)
* Bowling Greens	£69.58 (£4.97 per dwelling)
* Tennis Courts	£799.29 (£57.02 per dwelling)

The additional land to the north is identified in the Local Plan Publication Draft as a new housing allocation Reference HSG7 for approximately 35 dwellings.

The Hartlepool Local Plan Examination took place during September/October 2017 and the Inspector is expected to finalise his report in early 2018, prior to the Local Plan becoming adopted.

Within the Draft Plan the farmsteading is identified as falling within a Conservation Area (Policy HE3).

Furthermore, the Development Limits incorporate additional paddock land to the east which we consider to have longer term development prospects.

Of relevance generally to the location, the Draft Local Plan also proposes a new bypass to the north of the village, linking Elwick Road to the east with a new junction of the A19.

Planning Authority

Interested parties should make their own enquiries with Hartlepool Borough Council, Level 1, Civic Centre, Hartlepool TS24 8AY. Tel 01429 523 741. www.hartlepool.gov.uk.

Highways / Access

Access is currently directly from the adopted highway although the planning consent is conditional on the creation of new vehicular access.

Services

Mains services including electric, water, foul and surface water drainage are all believed to be available in close proximity to the property, subject to finalising agreements with the associated providers.

Prospective purchasers are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

Legal Title & Tenure

The property is to be sold freehold, with vacant possession on completion. Title No. CE176982.

The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the registered title. Title documentation is available on request or to download.

The Vendors will reserve a Right of Way, initially from the existing point of access from the public highway to Point D, and following installation of new access arrangements via the new estate road, for all purposes and at all times. In addition, the Purchasers will be required to install access roads to the boundary between Points B and C to the east of the site, and between Points x and Y to the west of the site of sufficient size and capacity for serving future development on adjoining land. The Vendors will retain a 0.5m strip between Points X and Z.



Site Plan for Identification Purposes Only. Not to Scale



Easements, Wayleaves and Right of Way

The land is offered subject to, and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

A Public Footpath runs through the site, north-south, between the approximate Points A and D on the plan.

VAT

We understand that the property is elected for VAT, and therefore VAT will be due in addition to the purchase price. All offers submitted will be presumed to be exclusive of VAT.

Method of Sale

The site is being offered for sale freehold as a whole by private treaty.

Offers are invited either on an unconditional basis, or conditional to receipt of satisfactory planning consent.

Further Information

The listed information below is available from the selling agents Fordy Marshall, or can be downloaded from:
www.fordymarshall.com/NorthFarmElwick

- * Planning Decision Notice
- * Extension of Time Consent
- * Archaeological Survey
- * Section 106 Agreement
- * Bat Survey
- * Farmstead Proposed Site Layout

Viewing

Viewings should be arranged by prior appointment with Fordy Marshall. Potential purchasers should note that Fordy Marshall take no responsibility for any injury or accident at the property. Viewers and visitors do so at their own risk.

Contact: Christopher Fordy Bsc MRICS
Email: christopherfordy@fordymarshall.com
Office: 01937 918 088
Mobile: 07809 202 300



Particulars Prepared November 2017

If you require this publication in an alternative format, please contact Fordy Marshall on 01937 918 088.

IMPORTANT NOTICE Fordy Marshall for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. Prospective purchasers and lessors ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details given are given in good faith, and are believed to be correct, but any intending purchasers or lessors should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Fordy Marshall has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fordy Marshall, nor enter into any contract on behalf of the vendor or lessor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let, or withdrawn. MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate. No Services have been tested. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.