

# HUTTON RUDBY



Land North of Hutton Fields and The Wickets, Garbutts  
Lane, Hutton Rudby, North Yorkshire



# Hutton Rudby

Middlesbrough 12 miles | Darlington 16 miles | Thirsk 17 miles

\*All distances are approximate

## 25-UNIT RESIDENTIAL DEVELOPMENT FOR SALE

2.95 acres (1.98 ha) of Greenfield Land

Planning permission Granted & enacted (16/01836/FUL)

25 units, 10 affordable and 15 market value

Affordable Housing buyer secured

Ground Investigation Report Completed





# Introduction

The land is well-located within the picturesque village of Hutton Rudby nestled deep within the North Yorkshire countryside offering residents an exceptional quality of life by combining tranquil village charm with convenient access to modern amenities.

The North York Moors is just a stones throw away, visible from the village, making it a haven for nature lovers and outdoor enthusiasts alike. Its strategic location provides easy access to regional hubs such as Middlesbrough, York and Darlington whilst providing affluent seclusion.

The land has been disused for many years and since the grant of planning permission in 2016, implementation has been undertaken meaning it is primed and ready for a developer to make a permanent mark on the surrounding landscape.

## Location & Situation

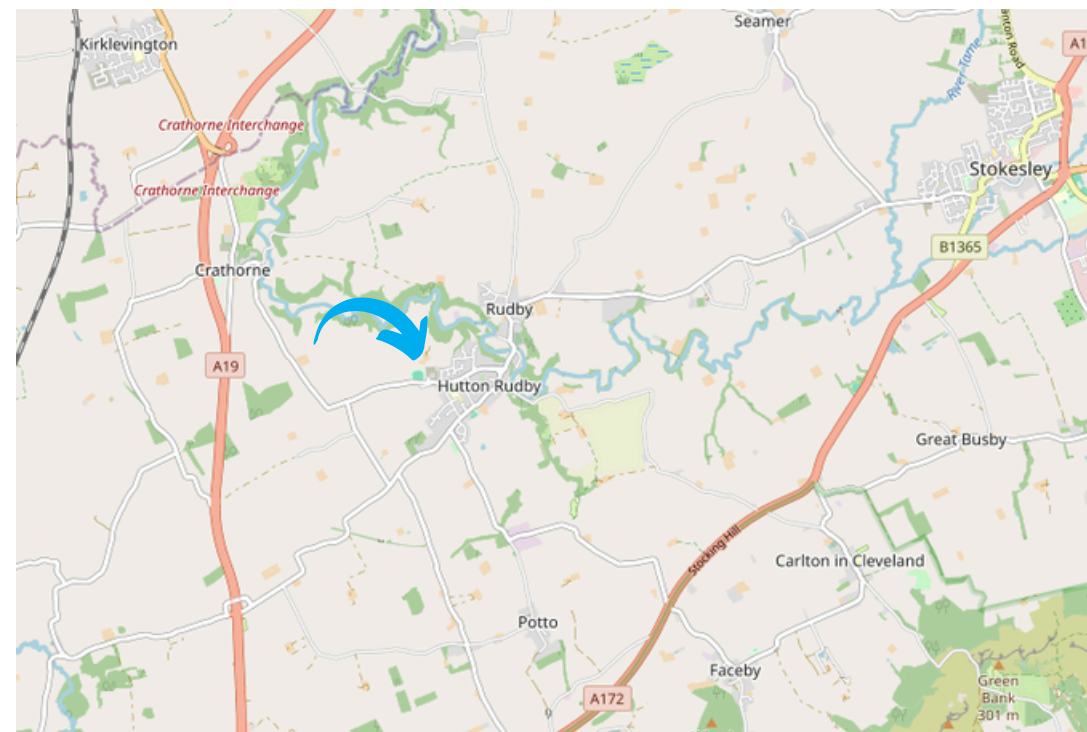
The land is situated on the eastern edge of the village and civil parish of Hutton Rudby and is accessed off Garbutts Lane. Just 4 miles (6.44 km) east lies the Market Town of Stokesley on the Western edge of the North York Moors National Park.

The property is located 12 miles (20 km) south of Middlesbrough, 17 miles (27 km) east of Darlington, 34. miles (55 km) west of Whitby, 17 miles (27. km) north of Thirsk and 39.7 miles (63.89 km) north of York.

Hutton Rudby is well accessed via both the A19 and A172 from Middlesbrough through to Thirsk and beyond to the A1(M).

The nearest bus stop 'The Close' lies just 0.1-mile (160m) east on Garbutts Lane which provides the M5 bus service between Northallerton and Stockton.

The nearest train station is located in Yarm, 5.2 miles (8.37 km) northwest of Hutton Rudby and provides the Pennine Express with routes terminating at York, Saltburn and Manchester with plentiful stops along the way.





# Site Description

The site comprises 2.95 acres (1.19 ha) of green space with no. 66 trees, the majority of which are located at the southernmost parcel of the land near Garbutts Lane. The land is slightly sloped from west to east with a maximum of 1m difference between the highest and lowest points according to topographical mapping.

The land is labelled on LandIS as soilscape 18 ‘slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil’.

Hundale Gill Beck passes through the site, adjacent to the boundary of Hutton Fields. The beck is lined with dense scrub, which is also found within the corners and boundaries of the site.

Within the site, the scrub and grassland are a slightly more managed, albeit still overgrown. There is an existing field access into the site off Garbutts Lane.



Item	Status
Flooding (Rivers and Seas)	Flood Zone 1
Flooding (Surface Water)	Flood Zone 1
Radon	Less than 1%



# Proposed Scheme

The planning permission decision notice (16/O1836/FUL) outlines the construction of 25 residential dwellings.

The Officer Review committee Report dated 22 June 2017 it states that the application provides 10 affordable homes (40%) split evenly with 5 three-beds and 5 two-bedroom bungalows. The remaining 15 dwellings are to consist of 13 four-bedroom houses and 2 three-bedroom houses. The dwellings will be two-storey, other than five bungalows sited along the eastern boundary and to the rear of Hutton Fields.

The development will comprise one arterial tarmac road providing a cul-de-sac formation with access directly from Garbutts Lane. The road is designated for adoption by the council.



## Key:

Dynamic Sampling Borehole



Mechanically Excavated Trial Hole



## Site Investigations

A DeskTop Study Report (preliminary risk assessment) dated 05 August 2016, a Phase 2 Ground Investigation Report dated 27 November 2017, and a Remediation Strategy Report dated 23 June 2020 are available for interested parties upon application.

# Easements, Covenants, Rights of Way & Restrictions

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-agreements, rights of way, covenants and restrictions whether mentioned within these particulars or not.

## Boundaries & Title

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

The title numbers relating to this parcel of land are NYK450980 and NYK144569. We advise that all interested parties conduct their own assessment of the title.

## Data Room

Upon application additional information and full documentation are accessible online. Please contact us directly via the contact details provided within this document should you wish to access these.

## Services

We have been unable to obtain information in relation to the services available on the site. Each party will be responsible for obtaining the relevant information in respects of the services.

## Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been formally accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

## VAT

Any guide price or discussed is exclusive of VAT. In the event of the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## Offer and Procedure

Align Property Partners are inviting offers by way of informal tender with submissions to be made no later than 1pm on Friday 28th February 2025.

Register your interest via our agents through the contact information provided within this documentation. The agents will provide you with a tender pack with an application document with further instruction.

Note that the envelope should have no other name or mark (e.g. franking marks) indicating the identity of the sender.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewings

All viewings are to be arranged by contacting one of the agents below:

Daniel Clinch (Head of Agency)  
Daniel.Clinch@alignpropertypartners.co.uk

Josh Wraight (Agency Surveyor)  
Josh.Wraight@alignpropertypartners.co.uk

Office Telephone: 01609 797 330



### Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council), Nov 24.

