



## Land North of Hutton Fields and The Wickets, Garbutts Lane, Hutton Rudby, TS15 0EE

### Residential Development Land at Hutton Rudby

- Planning Permission Granted for 25 units
- Located just off the A19
- 2.95 Acres / 1.98 Hectares
- Sought after location

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2.95 Acres                         |
| Business Rates | N/A                                |
| Service Charge | N/A                                |
| Car Parking    | N/A                                |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| Estate Charge  | N/A                                |
| EPC Rating     | Upon enquiry                       |

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. 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.

Location

The land is situated on the eastern edge of the village and civil parish of Hutton Rudby with road access off Garbutts Lane, further links via both the A19 and A172 provide quick routes to Middlesbrough through to Thirsk and beyond to the A1(M). The nearest bus stop ‘The Close’ is just just 160m east of the site, which provides the M5 bus service between Northallerton and Stockton. 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 or York.

The nearest train station is located in Yarm, 5.2 miles (8.37 km) North West of Hutton Rudby with Trans Pennine Express with routes terminating at York, Saltburn and Manchester.

Accommodation

The accommodation comprises the following areas:

| Building Type | Size       | sq ft   | sq m      | Availability |
|---------------|------------|---------|-----------|--------------|
| Land          | 2.95 Acres | 128,502 | 11,938.23 | Under Offer  |
| Total         |            | 128,502 | 11,938.23 |              |

Viewings

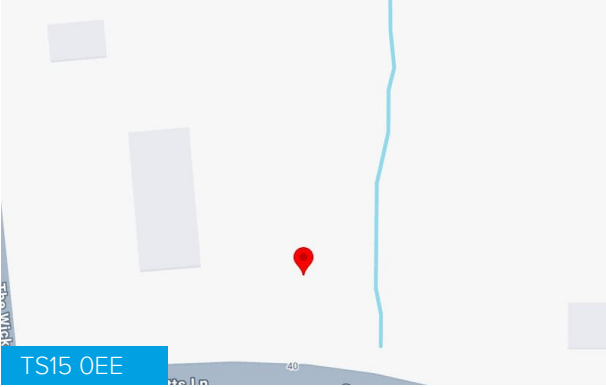
All viewings are to be arranged via agents:

Proposed Scheme

The planning permission decision notice (16/01836/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 swellings are to consist of 13 four-bedroom houses and 2 three-bedroom houses.

Data Room

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



Viewing & Further Information



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**View Properties Here**  
[www.alignpropertypartners.co.uk](http://www.alignpropertypartners.co.uk)

**Anti-Money Laundering**

In accordance with AML 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**

VAT will be payable con completion.

**Offer and Procedure**

We 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.

**Legal Costs**

Each party will be responsible for their own legal costs.

