

Land at Racecourse Road, East Ayton

North Yorkshire, YO13 9HT



Key Highlights

- For Sale Subject to Planning
- Allocated in Scarborough Borough Council Local Plan for approximately 60 dwellings
- Approx. area of 1.88 hectares (4.65 acres) gross
- Freehold for sale by informal tender
- Technical information available on Savills data room
- **Offer Deadline: 11th August 2022**

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Site Viewed from Racecourse Road (A170), looking westerly



Site Viewed from Racecourse Road (A170), looking south easterly

Location

The site is located in the popular village of East Ayton, which is an historic settlement 5 miles south west of Scarborough, in North Yorkshire. East Ayton is a well-served village at the foot of the North York Moors National Park, with excellent proximity to a number of popular North Yorkshire coastal destinations.

According to the 2011 Census, East Ayton has a population of 1,678, which is predominantly comprised of families and retirees. The village benefits from an excellent range of local amenities, including a primary school, surgery, petrol station, cricket club, hotel restaurant and two pubs. Nearby Scarborough provides a larger range of services and amenities, including a railway station that links directly with York.

Description

The subject site comprises greenfield agricultural land currently used as grazing land for horses of approximately 4.65 acres gross (1.88 hectares). The site is located to the east of the East Ayton settlement, to the south of Racecourse Road (A170). The surrounding area is predominantly rural and residential, including a mixture of well-presented estate housing.

This site forms part of a wider allocation in the Scarborough Local Plan (Site: HA32). The topography of the site slopes gently from north to south.

There are highly impressive, expansive rural views southwards from the site, which are enhanced by a gentle slope southwards.



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Planning

The subject site forms part of a wider allocation of land, that totals circa 11.144 acres (4.51 hectares) in total, which has been clearly identified as having preferred status for future housing allocation within the Scarborough Local Plan (Adopted in 2017). The land is allocated under the reference of HA32. The subject site for sale comprises approximately 4.65 acres gross (1.88 hectares) of this HA32 allocation.

The Local Plan extract for Site HA32 identifies the subject area with the following description:

“The site comprises the fields to the immediate south of Racecourse Road (A170). The site has been allocated for residential development with an indicative yield of 140 dwellings.”

The site is classified within the development context and housing market area of ‘Whitby, Northern and Western Parishes’, which necessitates an affordable housing policy of schemes over 11 dwellings at 30% of units.

Savills estimate that the subject site can yield in the region of 60 dwellings, for which there would be an affordable housing policy of 30% of units (C. 18 units).

Tenure

The site is for sale freehold with vacant possession on completion.

Existing Wayleaves, Easements and Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Technical Information

All planning and technical information is available to interested parties through a data room at:

<https://savillsglobal.box.com/v/Racecourse-Road-East-Ayton>

A summary of the technical information available includes the following:

- Archaeology Report
- Intrusive Ground Report
- Topographical Survey
- Foul & Surface Strategy
- Highways Report

VAT

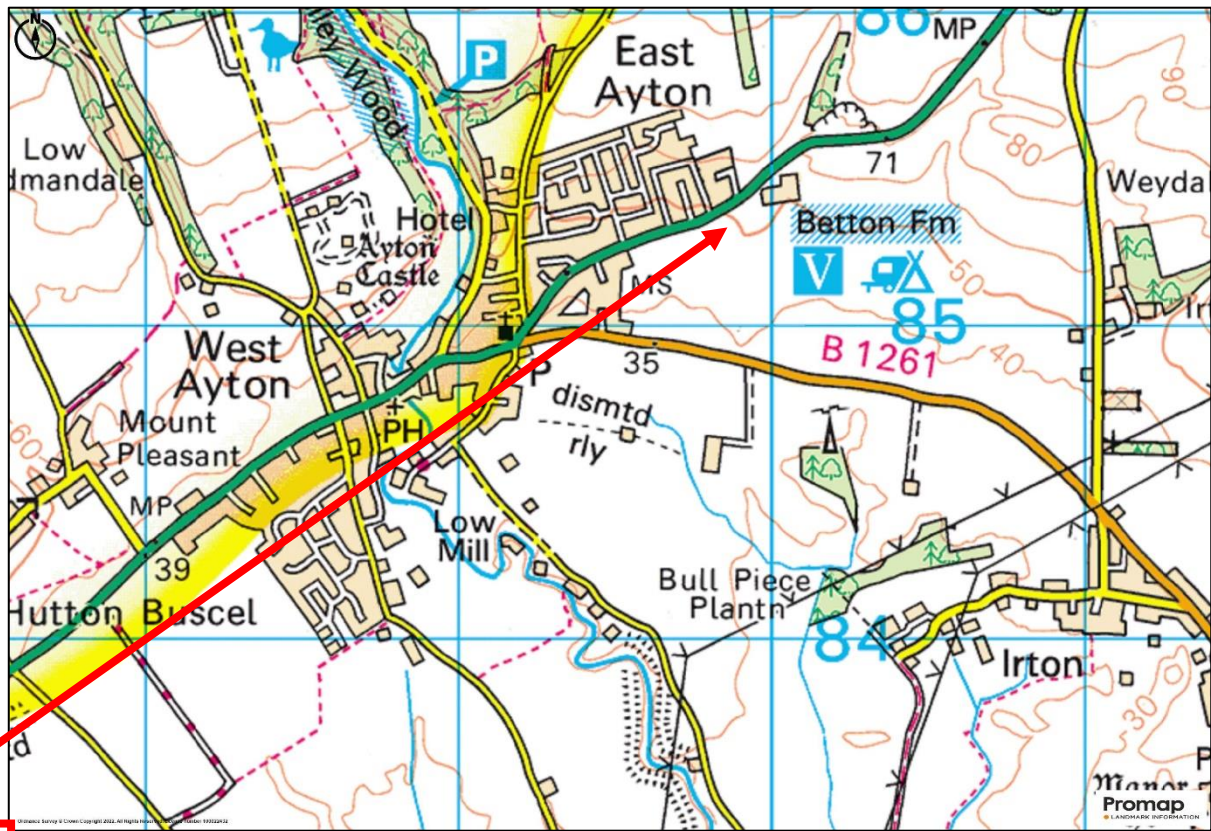
The vendor reserves the right to charge VAT.

Method of Sale

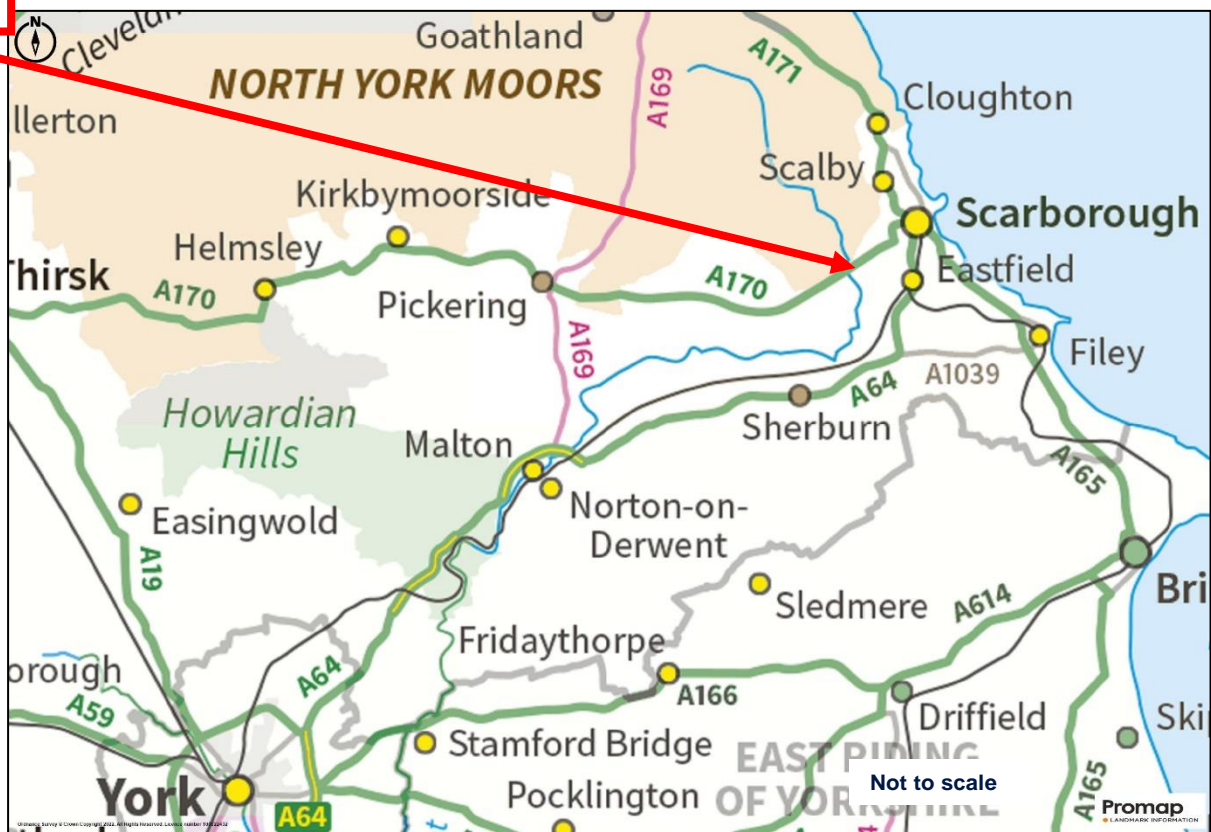
The site is offered for sale by informal tender. The deadline for offers is Midday on Thursday 11th August 2022 offers should be submitted to Matthew Jones at mjones@savills.com and Josh Franklin at jfranklin@savills.com.

Viewing

The site can be viewed from the site boundary off Racecourse Road. However, should you wish to walk the internal boundaries it is imperative that prior arrangements are made with the agents due to horses being on site. Please contact the agents in the first instance.



Site



Contact

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