

**Residential Development Site
Land to the North of the B6267
Ainderby Quernhow
Near Ripon
YO7 4HX**



North Elevation
1:100



East Elevation
1:100



South Elevation
1:100



West Elevation
1:100

**FOR SALE BY INFORMAL TENDER – CLOSING DATE FOR RECEIPT
OF OFFERS – 12 NOON ON MONDAY 9 DECEMBER 2024**

An excellent opportunity to acquire an individual residential development site with detailed planning consent granted to construct 2 new dwellings in the heart of the village.

Offers over £200,000

T: 01423 523423

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

carterjonas.co.uk

GENERAL COMMENTS

This small residential development site is situated in the heart of the village, just to the north of the B6267 with access off Sinderby Lane. The small village of Ainderby Quernhow is located 9 miles to the north east of Ripon and 7 miles to the west of Thirsk. The village is conveniently located within easy access of the A61 and A1(M), providing excellent transport links to Leeds, York, Harrogate and Teesside.

Detailed planning consent has been granted for the construction of 2 new dwellings on land to the north of the B6267.

- Application Numbers – Outline 22/02051/OUT
Reserved matters ZB24/00163/REM

Details relating to the planning permission and relevant plans can be viewed online on the North Yorkshire County Council planning portal. Alternatively, we can provide you with all of the documentation, on request.

	SQFT	SQM	
PLOT 1	1,260	117	Semi Detached
PLOT 2	1,680	156	Semi Detached
	2,940	273	

For more detailed information, please contact Tony Wright at Carter Jonas.
Tel: 01423 523423 Email: Tony.Wright@carterjonas.co.uk

Offers for the purchase of:

**Residential Development Site, Land to the north of the B6267, Ainderby Quernhow, Near
Ripon
(Subject to Contract)**

1. All offers should be in writing and should reach Carter Jonas' Harrogate office by 12 noon on Monday 9 December 2024 in a sealed envelope clearly marked "Offer for North Development Site at Ainderby Quernhow".

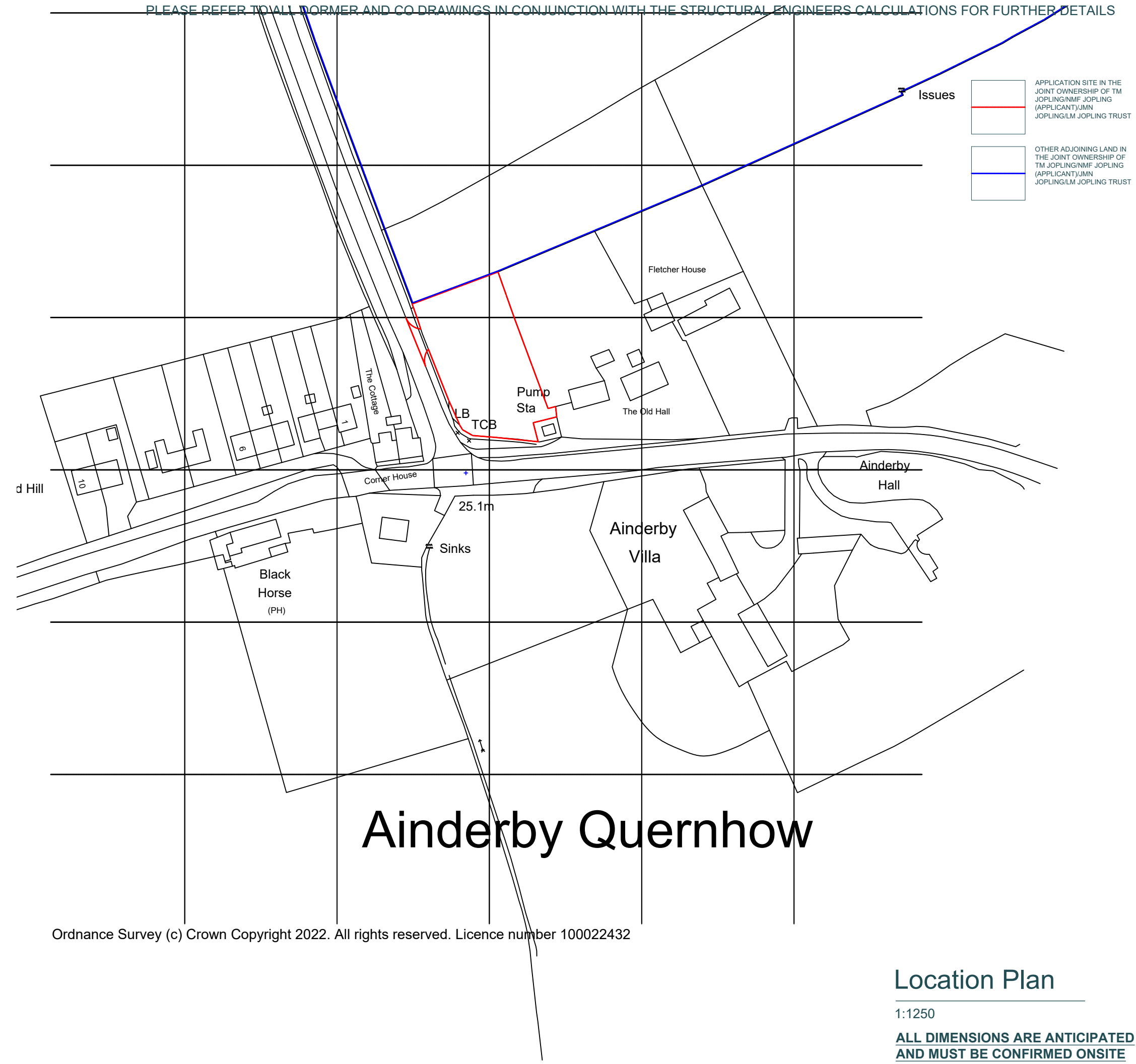
Offers may be submitted via email to tony.wright@carterjonas.co.uk which, upon receipt, will be printed and entered into a sealed envelope on your behalf. Please ensure the title of the email is marked as detailed above.

2. Offers may only be made for the whole of the site, 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 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 given 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 clients 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.

If you have any queries regarding the closing date or any other matters, please contact **Tony Wright** at this office.

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

PLEASE REFER TO ALL DORMER AND CO DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS CALCULATIONS FOR FURTHER DETAILS



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In the event of any discrepancies being found they are to be brought to the attention of D&CA as soon as possible.

Contractors must check all dimensions on site.



Construction design & management regulations (CDM 2015)

It is the duty as principal contractor under the CDM 2015 regulations to be aware of the project risks as highlighted within the pre-construction health & safety file, and adhere to the agreed methodology contained within the document to minimise risk to site personnel and members of the public from a construction and maintenance view point. The principal contractor is also responsible for the compiling of the construction health and safety file in accordance with the HSE guidance. www.hse.gov.uk/principalcontractor

DORMER
& Co.

LAND TO THE NORTH OF THE B6267
AINDERBY QUERNHOW

PROPOSED 2 NEW DWELLINGS

LOCATION PLAN

scale:	at:	drg:	rev:	date:
1:1250	A3	2202.LPN		JULY. 2022
Drawn by:	Checked by:	Status:		
NPD	KAD	PLANNING		

RIBA
Chartered Practice

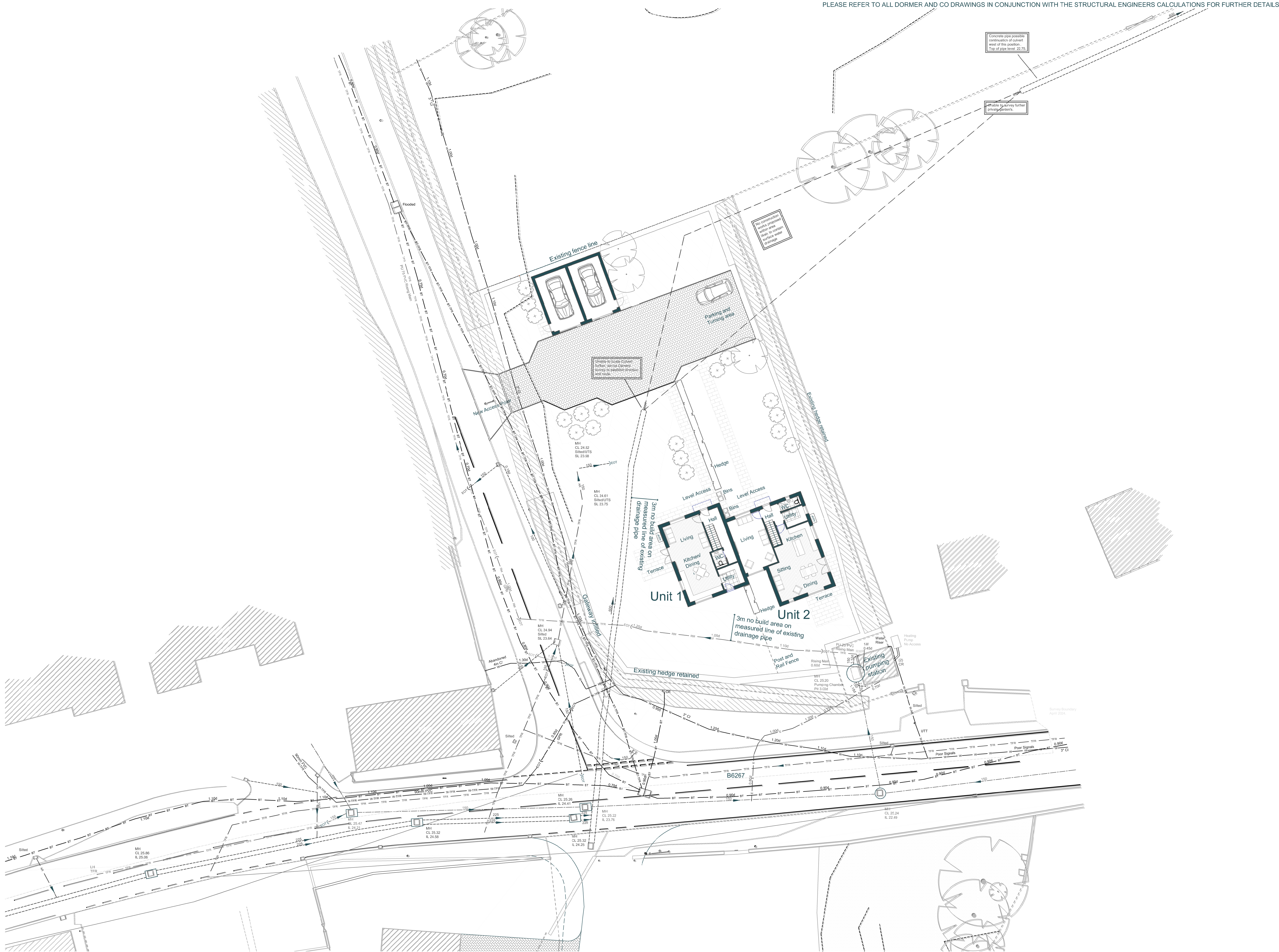
Dormer & Co. Chartered Architects Ltd
18 West Park, Harrogate, North Yorkshire HG1 1BJ
T: 01423 851500 W: www.dormerandco.com

Location Plan

1:1250

ALL DIMENSIONS ARE ANTICIPATED
AND MUST BE CONFIRMED ONSITE

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0 1m 2m 3m 4m 5m 10m 20m

Scale bar at 1:200

North

Construction design & management regulations (CDM 2015)
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LANDSCAPING DETAILS ARE INDICATIVE ONLY- REFER TO BROOKS ECOLOGICAL DRAWING DR-7087-01 REV. C FOR DETAILED PROPOSALS

READ IN CONJUNCTION WITH TOPPINGS ENGINEERS DRAWINGS 23168 DR-C-0102 REV. P5 AND 23168 DR-C-0106 REV. P1 FOR HIGHWAYS AND DRAINAGE DETAILS

ISSUED FOR PLANNING

D	30.08.24	Garages repositioned 5m from assumed line of surface water drain	NPD	KAD
C	20.08.24	Garages removed for separation to surface water drain	NPD	KAD
B	15.04.24	Revised for water services located on site	NPD	KAD
Rev	Date	Reason	by	Chkd

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LAND TO THE NORTH OF THE B6267 AINDERBY QUERNHOW

PROPOSED 2 NEW DWELLINGS

SITE PLAN

scale: 1:200 at A1 drg: 2202.P10 rev: D date: Jan.2024

Drawn by: TP Checked by: NPD Status: PLANNING

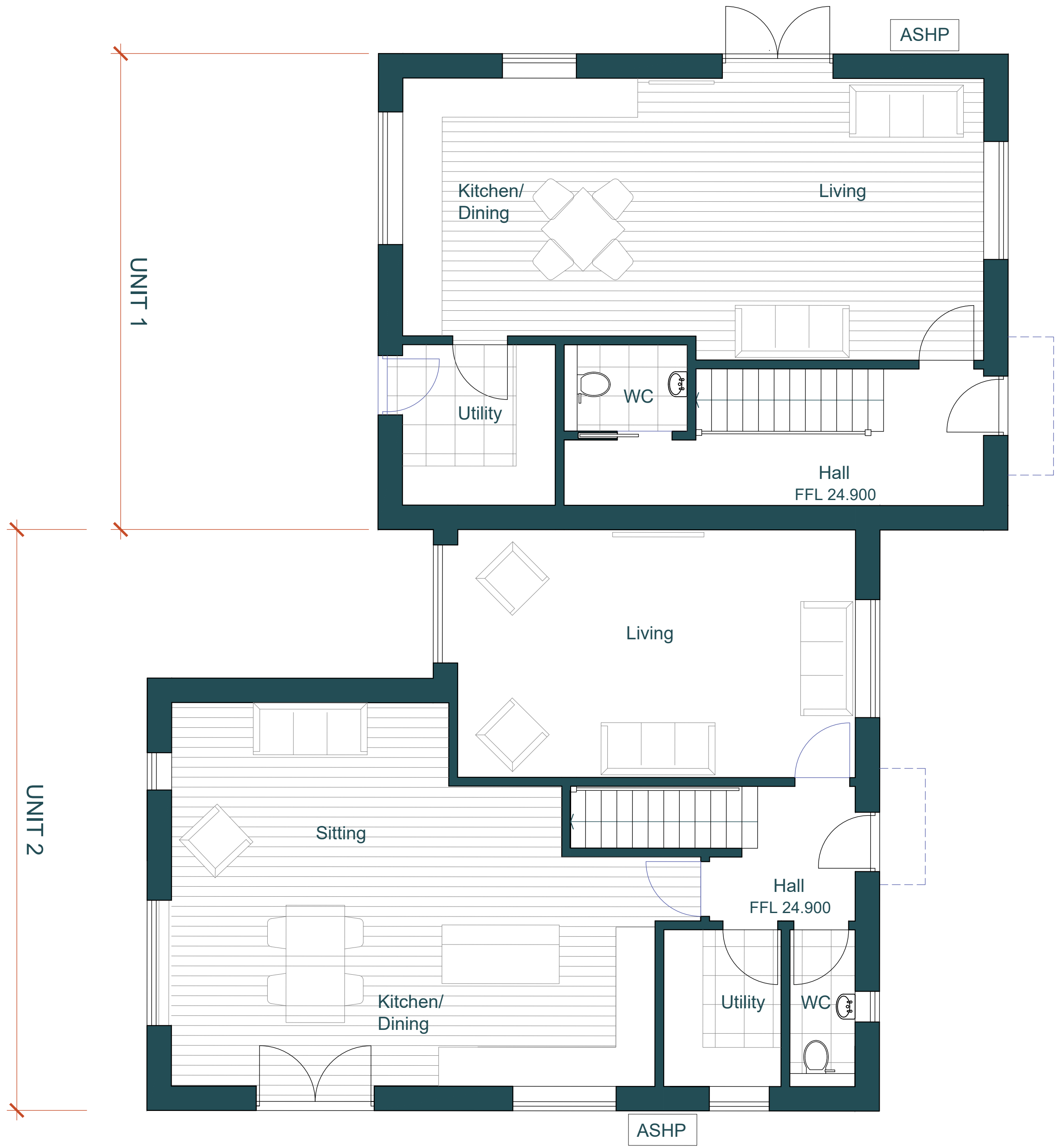
RIBA Chartered Practice

Dormer & Co. Chartered Architects Ltd
18 West Park, Harrogate, North Yorkshire HG1 1BJ
T: 01423 851500 W: www.dormerandco.com

Site Plan

1:200

ALL DIMENSIONS ARE ANTICIPATED AND MUST BE CONFIRMED ONSITE



Ground Floor Plan

1:50

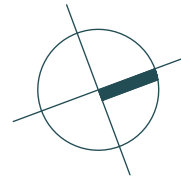


First Floor Plan

1:50

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0 1m 2m 3m 4m 5m 10m
Scale bar at 1:50

Construction design & management regulations (CDM 2015)
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DRAFT FOR COMMENT

Rev	Date	Reason	NPD	KAD
B	15.04.24	Revised for water services located on site		

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LAND TO THE NORTH OF THE B6267 AINDERBY QUERNHOW

PROPOSED 2 NEW DWELLINGS

FLOOR PLANS

scale:	at:	dra:	rev:	date:
1:50	A1	2202.P11	B	Jan.2024
Drawn by:	Checked by:	Status:		
TP	NPD	PLANNING		

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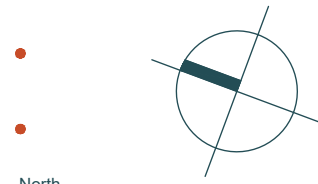
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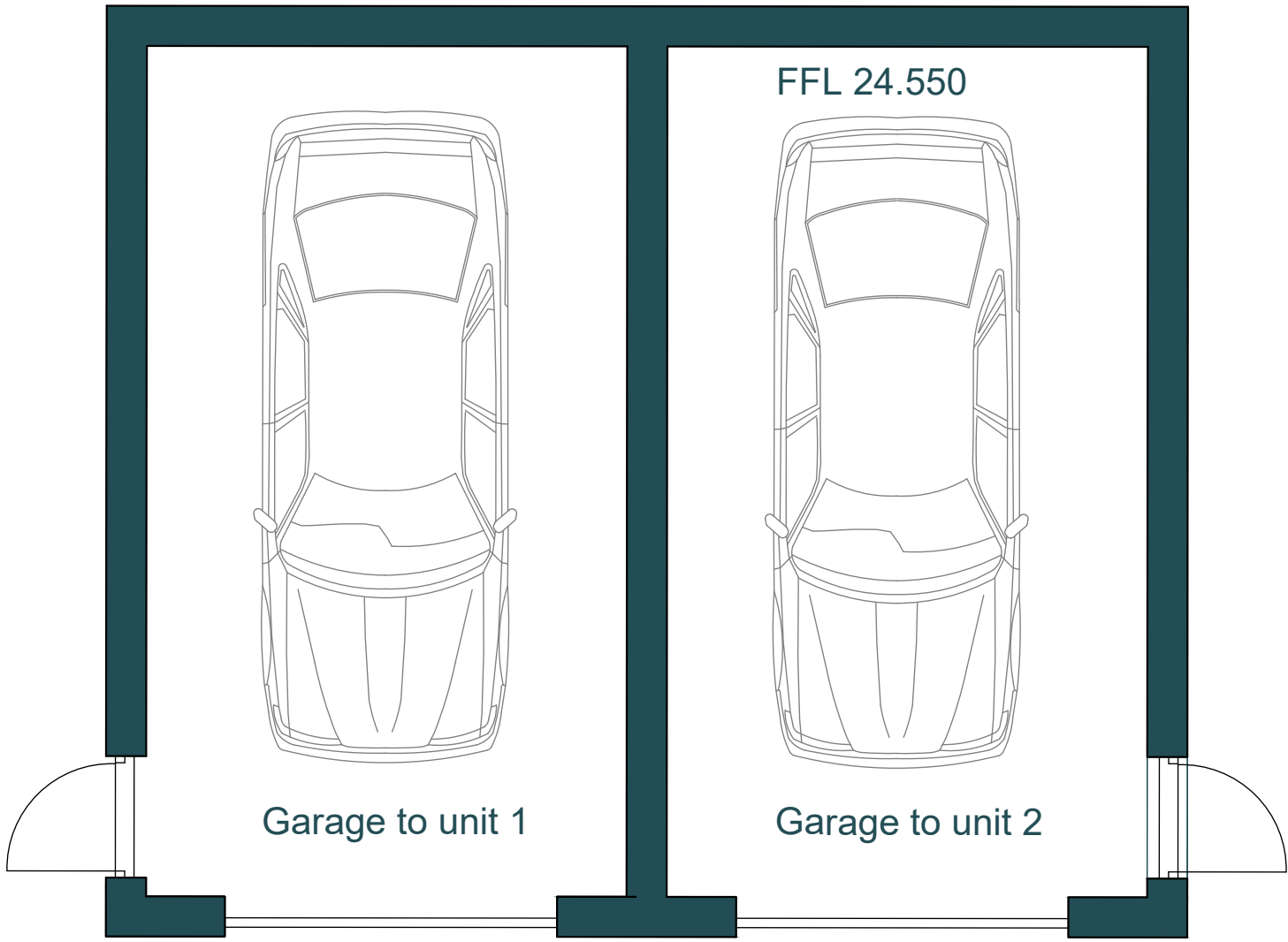
Contractors must check all dimensions on site.

Scale bar at 1:100



Construction design & management regulations (CDM 2015)

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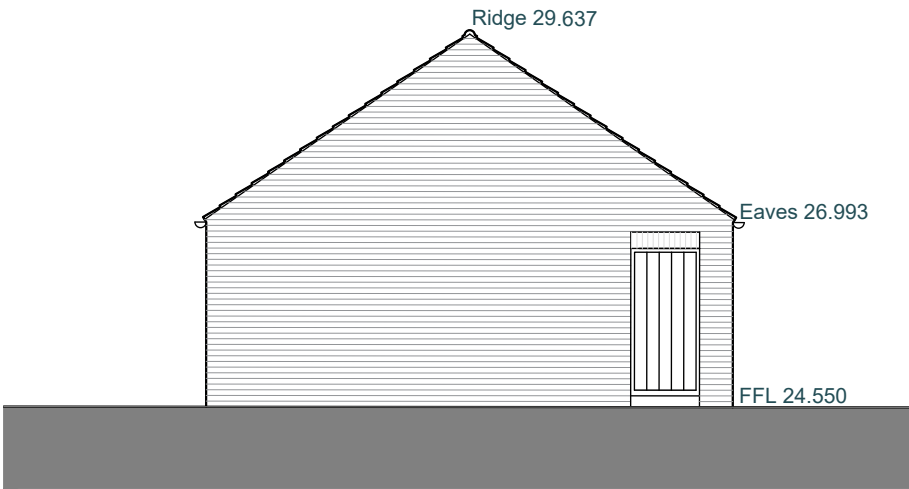
Ground Floor Plan

1:50



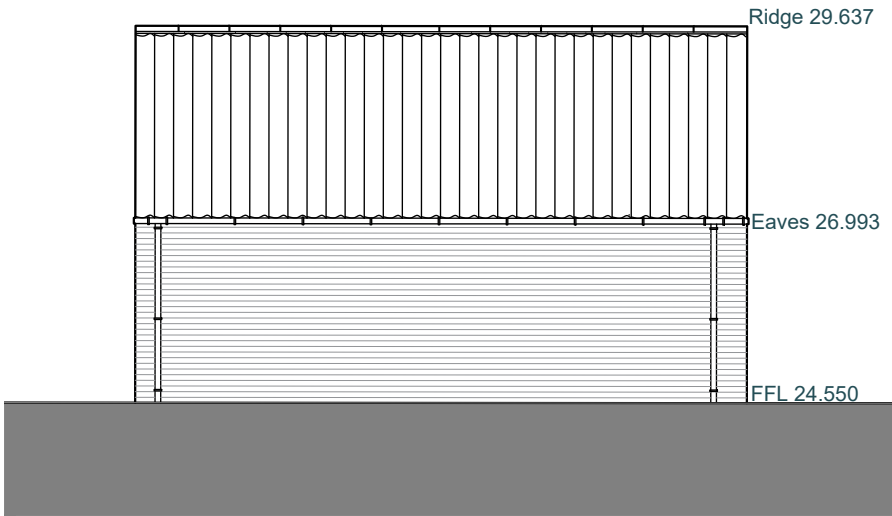
North Elevation

1:100



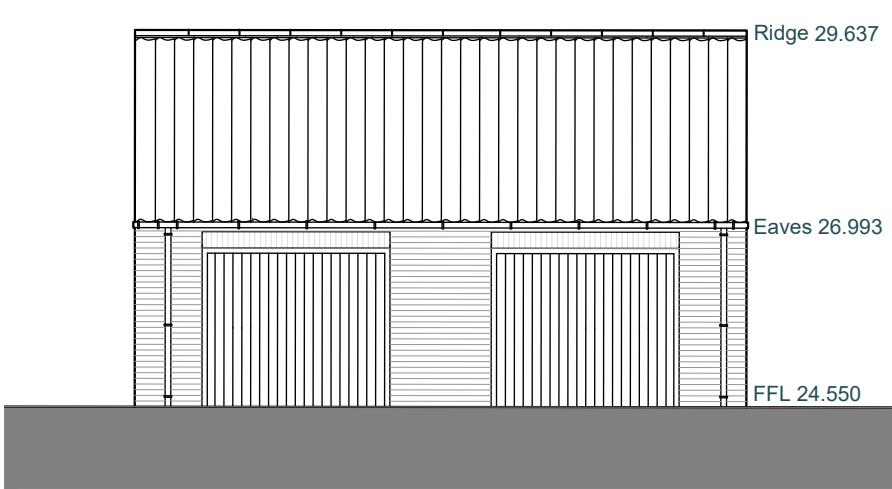
South Elevation

1:100



East Elevation

1:100



West Elevation

1:100

ISSUED FOR
PLANNING

B	15.04.24	Revised for water services located on site	NPD	KAD
Rev	Date	Reason	by	Chkd

DORMER

& Co.

LAND TO THE NORTH OF THE B6267 AINDERBY
QUERNHOW

PROPOSED 2 NEW DWELLINGS

GARAGE PLANS

scale:	at:	dra:	rev:	date:
1:50	A1	2202.P13	B	Jan.2024
Drawn by:	Checked by:	Status:		
TP	NPD	PLANNING		

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