

**Residential Development Site
Franklin Road and Strawberry Dale Square
Harrogate
HG1 5ED**



An excellent and increasingly rare opportunity to acquire a superb residential development site within the town centre, with planning permission granted to develop 8 town houses.

Guide Price £1.075 million

T: 01423 523423

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

carterjonas.co.uk

GENERAL COMMENTS

This excellent residential development site is located at the start to Franklin Road and runs through to Strawberry Dale Square to the rear. Development opportunities of this nature are few and far between – this is a great opportunity to develop 8 town houses (with off street parking) within a pretty courtyard setting.

FRANKLIN ROAD

| | SQFT | SQM |
|--------|-------|-----|
| PLOT 1 | 1,015 | 94 |
| PLOT 2 | 1,307 | 121 |
| PLOT 3 | 1,307 | 121 |
| PLOT 4 | 1,158 | 108 |
| PLOT 5 | 1,158 | 108 |
| | 5,945 | 552 |

STRAWBERRY DALE SQUARE

| | SQFT | SQM |
|--------|-------|-----|
| PLOT 1 | 932 | 87 |
| PLOT 2 | 1,057 | 98 |
| PLOT 3 | 1,069 | 99 |
| | 3,058 | 284 |

Planning decision numbers: Franklin Road - 18/01841/FUL
Strawberry Dale Square – ZC23/01606/FUL

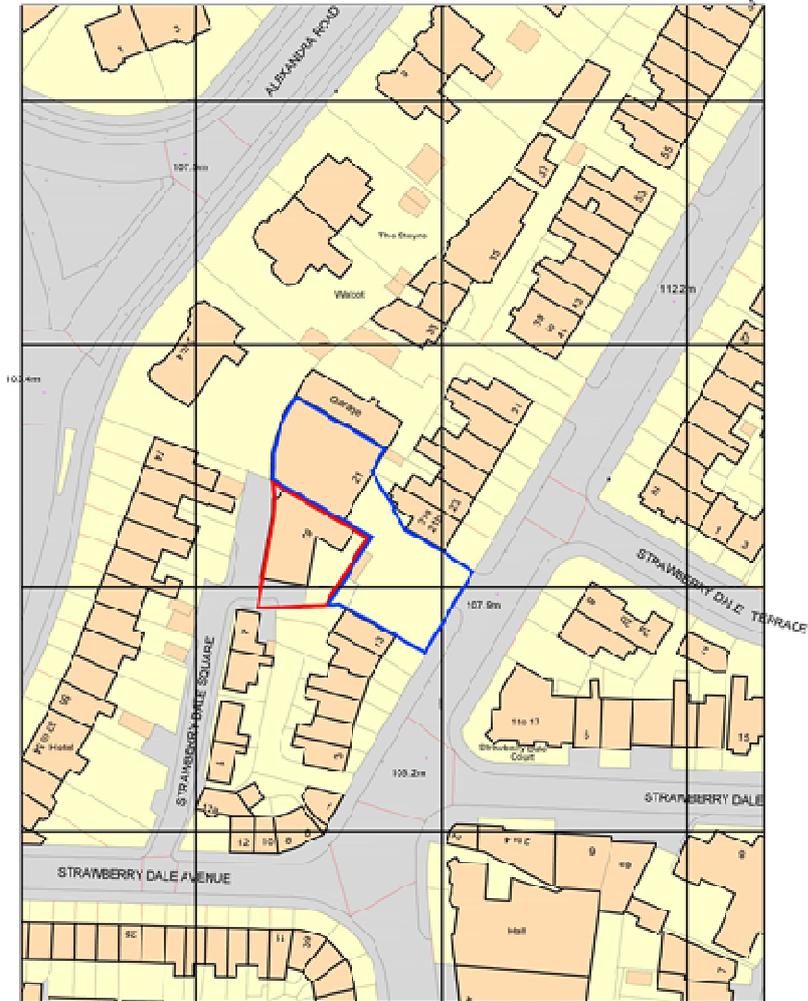
Link to planning portal – <https://www.harrogate.gov.uk/planning>

Planning authority: North Yorkshire County Council
County Hall
Racecourse Lane
Northallerton
DL7 8AD

For more detailed information, please contact Tony Wright at Carter Jonas.

Tel: 01423 523423

Email: Tony.Wright@carterjonas.co.uk



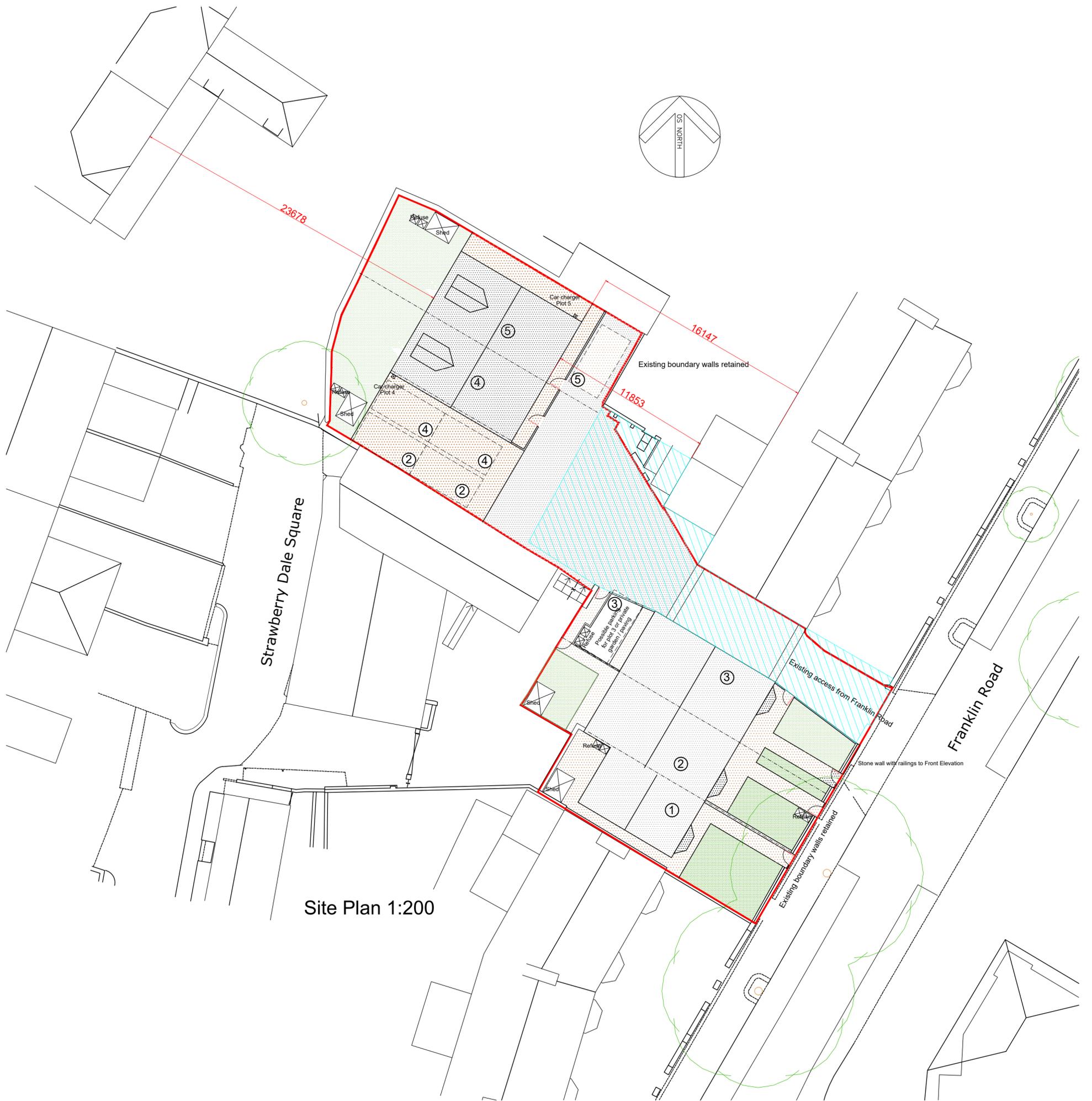
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Strawberry Dale Square

522/117 Ordnance Survey Location Plan - 1:1250

- Development Site
- Land Under Same Ownership



Site Plan 1:200



Right of access to No. 23 Franklin Road
Taken from Land Registry
Title Number NYK275684



Site Demise Boundary



Soft Landscaping



Hard Landscaping

| | | |
|------|--|----------|
| C | Right of access to No. 23 Franklin Road added. Parking allocation to plots 2 & 3 amended. Plot 1 parking omitted. Path added to rear of plot 2. | 24-04-19 |
| B | 1 Plot omitted. Sheds refuse areas and car charging points added. Parking updated. | 19-09-18 |
| A | Walls and gardens added in lieu of parking to front of Plots 1 & 2. Front dormers omitted from roof plan of Plots 4-6. | 05-09-18 |
| Rev: | Content: | Date: |

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WINDSOR HOUSE
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HG1 2PW
TEL: 01423 561568

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ARCHITECTURAL & DEVELOPMENT CONSULTANTS

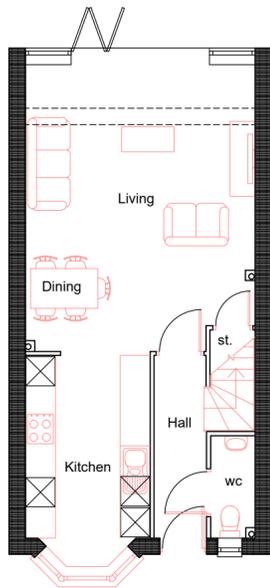
Client:
Dunning Ltd

Project:
Proposed Residential Development
Wrayways site, 21 Franklin Road
Harrogate, HG1 5ED

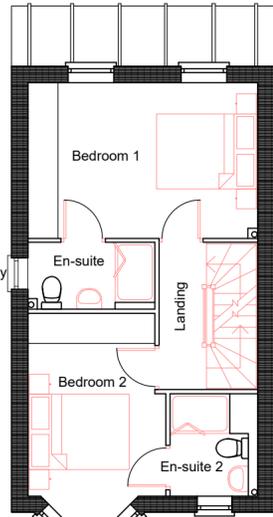
Drawing:
Planning Drawings
Site Plan as Proposed

Scale: 1:200 @A2 Date: May 2018
 Drawn By: PH Drawing No: 516/157-01 C

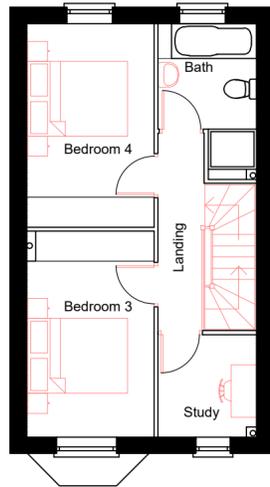
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Ground Floor

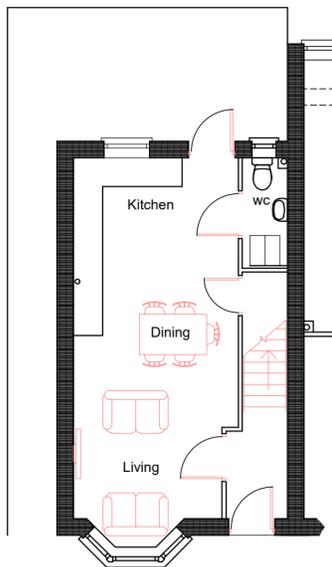


First Floor

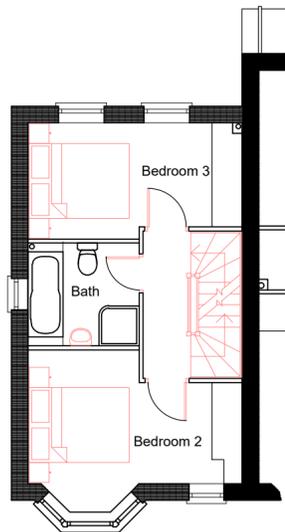


Second Floor

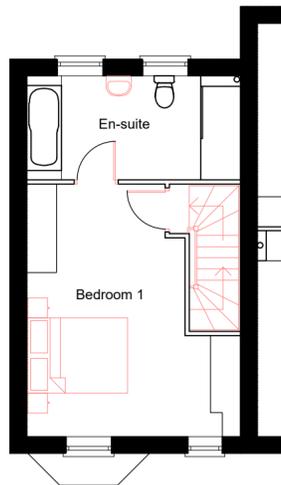
Type B - Plots 2 & 3(handed)
4 Bed House 1307 sq ft



Ground Floor



First Floor



Second Floor

Type C - Plot 1
3 Bed House 1015 sq ft



Front Elevation Plots 1-3

21A/21B Franklin Road

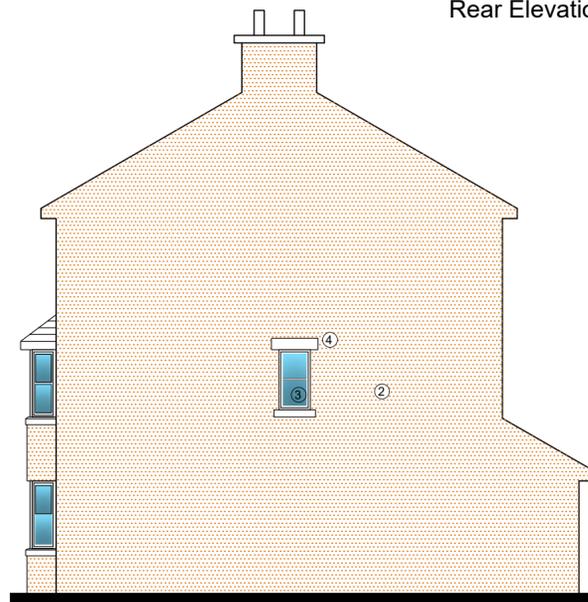
13 Franklin Road



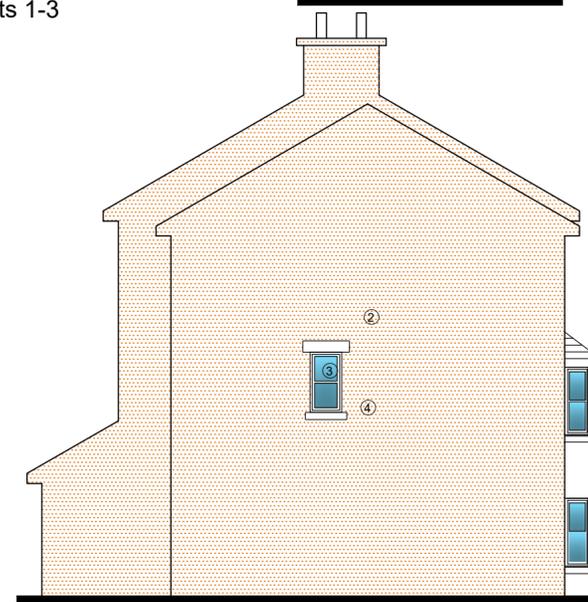
Rear Elevation Plots 1-3

- ① Natural slate to main roof and dormers
- ② Natural coursed stone - pitch faced
- ③ UPVC sliding sash windows
- ④ Stone heads and cills
- ⑤ Aluminium Bi-fold doors

| | | |
|------|--|----------|
| B | Plots 2 & 3 re-handed windows to gable revised | 19-09-18 |
| A | Plot 2 handed. Canopies omitted and doors and windows re-aligned. Chimneys added | 05-09-18 |
| Rev: | Content: | Date: |



Side Elevation Plot 3



Side Elevation Plot 1

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**ARCHITECTURAL & DEVELOPMENT
CONSULTANTS**

Client:
Dunning Ltd

Project:
Proposed Residential Development
Wrayways site, 21 Franklin Road
Harrogate, HG1 5ED

Drawing:
Planning Drawings
Plots 1-3 House Type Plans & Elevations as Proposed

Scale:
1:100 @A2

Date:
May 2018

Drawn By:
PH

Drawing No:
516/157-Q2 B

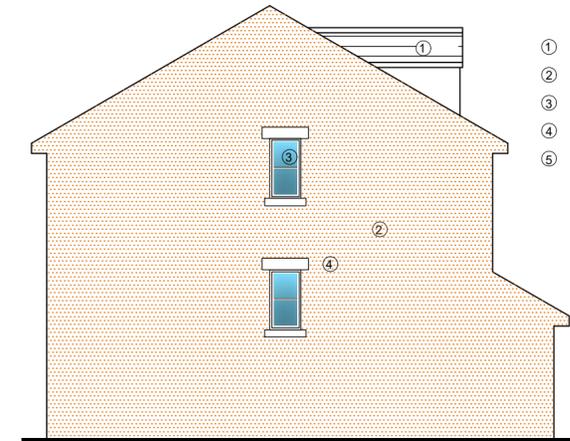
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Front Elevation Plots 4 & 5

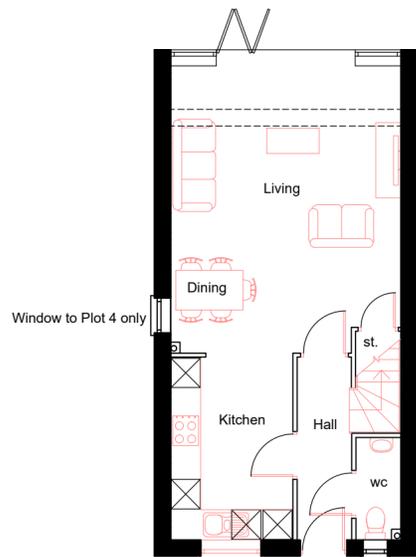


Rear Elevation Plots 4 & 5

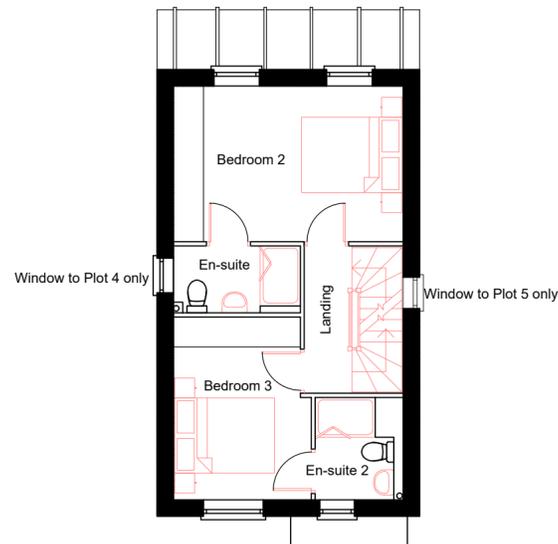


Side Elevation Plot 5

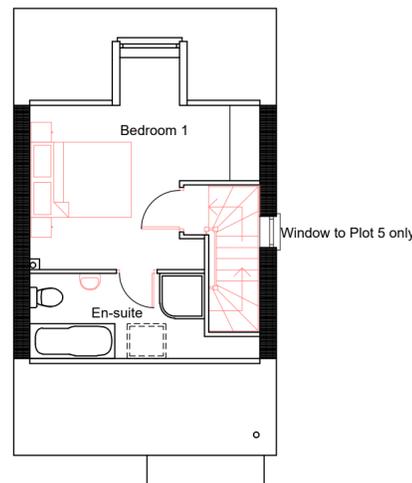
- ① Natural slate to main roof and dormers
- ② Natural coursed stone - pitch faced
- ③ UPVC sliding sash windows
- ④ Stone heads and cills
- ⑤ Aluminium Bi-fold doors



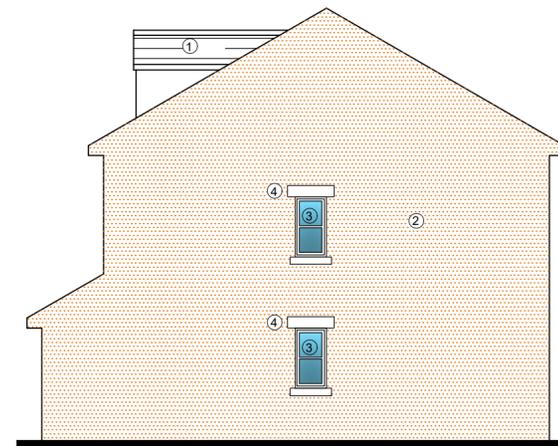
Ground Floor



First Floor



Second Floor



Side Elevation Plot 4

Type A - Plots 4 & 5
3 Bed House 1158 sq ft

| | | |
|------|--|----------|
| B | Plot omitted | 19-09-18 |
| A | Canopies omitted and doors and windows re-aligned. Dormers to Front Elevation omitted. | 05-09-18 |
| Rev: | Content: | Date: |

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Client:
Dunng Ltd

Project:
Proposed Residential Development
Wrayways site, 21 Franklin Road
Harrogate, HG1 5ED

Drawing:
Planning Drawings
Plots 4-5 House Type Plans & Elevations as Proposed

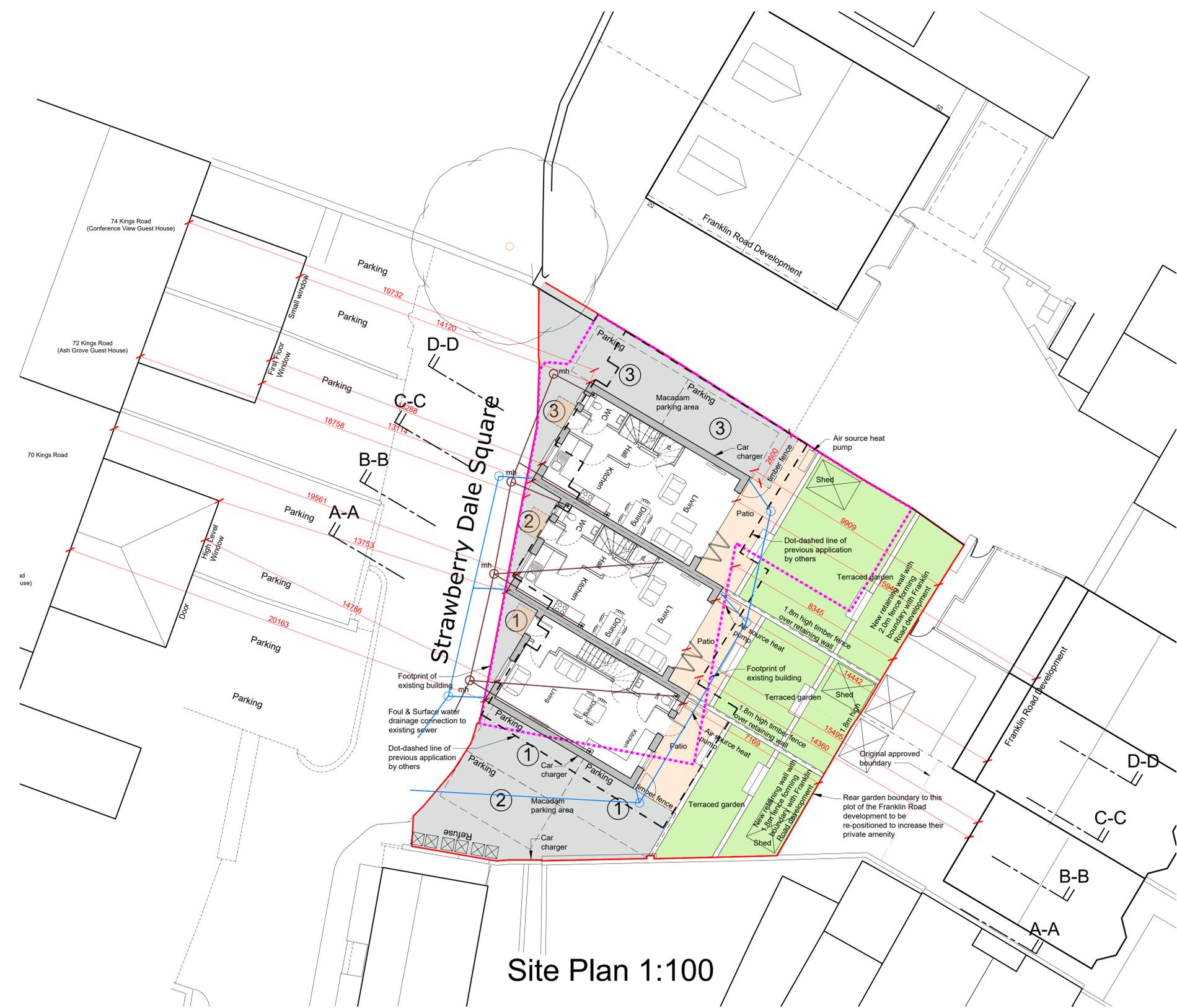
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Date:
May 2018

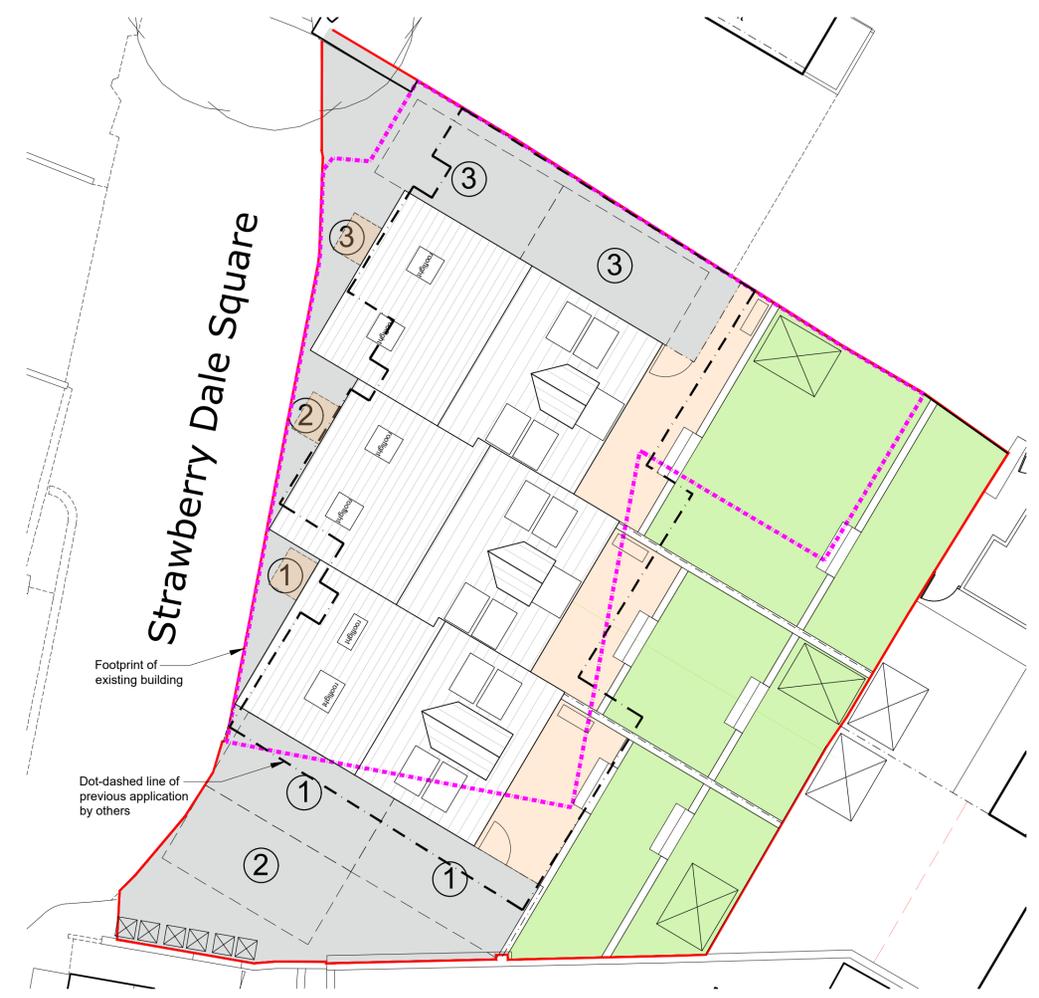
Drawn By:
PH

Drawing No:
516/157-03 B

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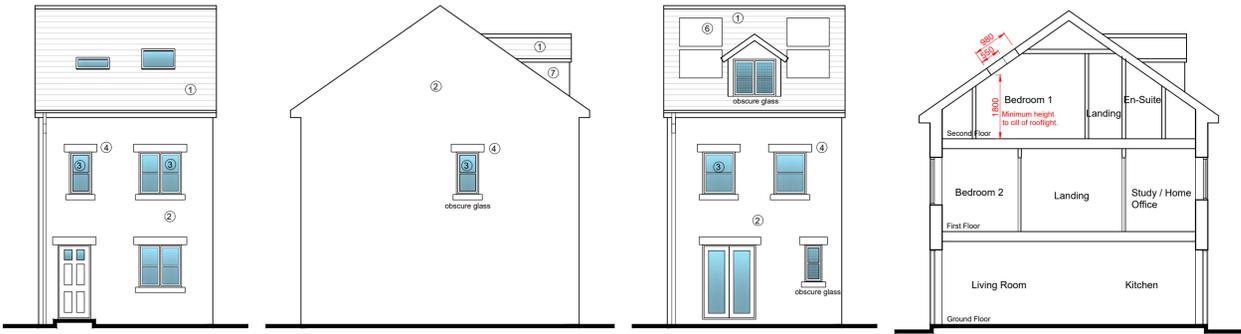


Site Plan 1:100



- Site Demise Boundary
- - - Outline of Existing Building
- Soft Landscaping
- Hard Landscaping Paving
- Hard Landscaping Macadam

| | | |
|--|---|--|
| <p>C Plot 3 increased in depth by 75mm.</p> <p>B Footprint positions adjusted on roof plans.</p> <p>A Site plan plot footprints updated in accordance with floor plan alterations.</p> | <p>18.12.2023</p> <p>18.12.2023</p> <p>23.07.2023</p> | |
| <p>Rev: Content: Date:</p> | | |
| <p>SETSQUARE (HARROGATE) LTD</p> <p>WINDSOR HOUSE CORNWALL ROAD HARROGATE HG1 2PW TEL: 01423 561568</p> <p>SET HARROGATE</p> <p>ARCHITECTURAL & DEVELOPMENT CONSULTANTS</p> | | |
| <p>Riverdale Developments Ltd Riverdale House Unit 1, Beverley Trading Estate 190 - 192 Garth Road Morden Surrey SM4 4LU Tel. 020 8329 9964 Fax. 020 8330 4994 www. riverdale-developments.co.uk</p> | | |
| <p>Client: Dunrig Ltd</p> <p>Project: Strawberry Dale Square</p> <p>Drawing: Site Layout Plan As Proposed</p> | | |
| <p>Scale: 1:100 @ A1</p> <p>Drawn By: MSC</p> | <p>Date: January 2023</p> <p>Drawing No: S22-117 - 05</p> | <p>Revision: C</p> <p>Drawing Status: Planning</p> |
| <p><small>THIS DRAWING IS A COPYRIGHT All dimensions to be checked on site or in the workshop before work commences. Only figured dimensions to be worked to. Any discrepancies to be reported to the Architect.</small></p> | | |

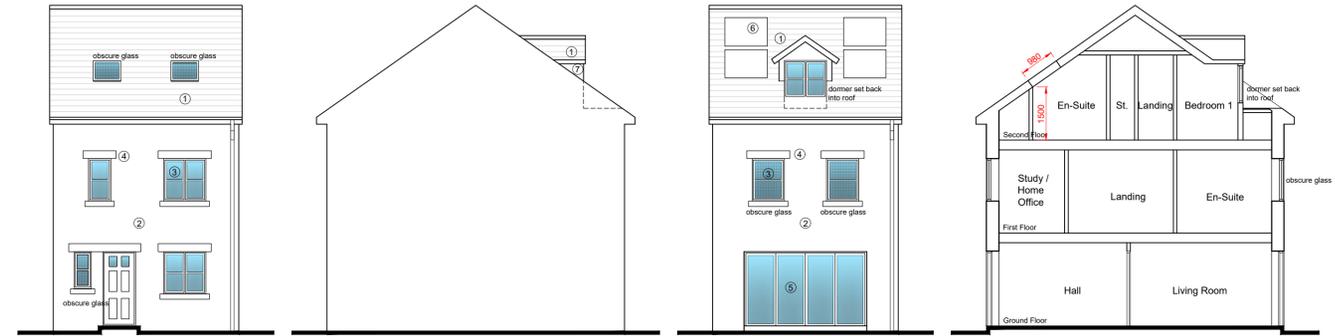


Front Elevation - 1:100
Plot 1

Side Elevation - 1:100
Plot 1

Rear Elevation - 1:100
Plot 1

Section - 1:100
Plot 1

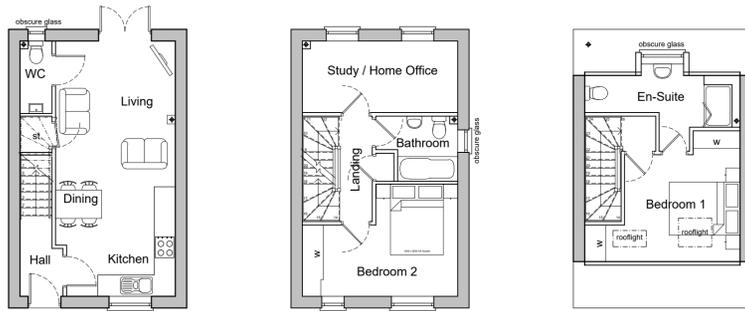


Front Elevation - 1:100
Plot 2

Side Elevation - 1:100
Plot 2

Rear Elevation - 1:100
Plot 2

Section - 1:100
Plot 2

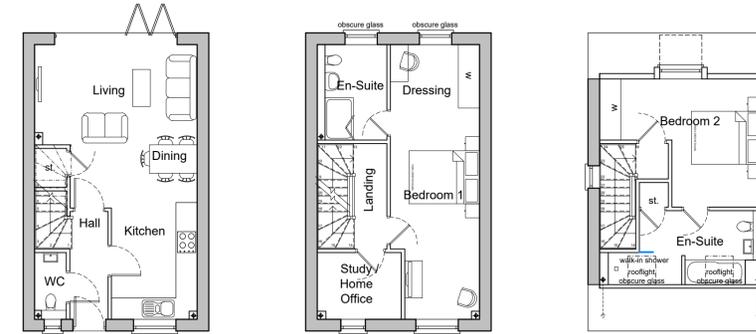


Ground Floor - 1:100
Plot 1

First Floor - 1:100
Plot 1

Second Floor - 1:100
Plot 1

Ground Floor: 31.74m² (341.63 sq ft)
First Floor: 31.74m² (341.63 sq ft)
Second Floor: 23.14m² (249.06 sq ft)
Total: 86.62m² (932.38 sq ft)
2 Bed 4 Person

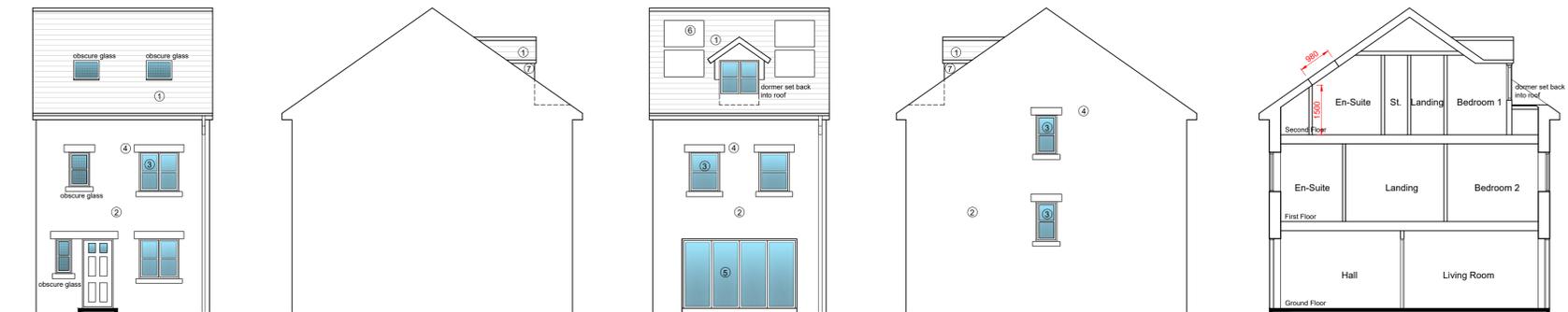


Ground Floor - 1:100
Plot 2

First Floor - 1:100
Plot 2

Second Floor - 1:100
Plot 2

Ground Floor: 35.75m² (384.81 sq ft)
First Floor: 35.75m² (384.81 sq ft)
Second Floor: 25.68m² (277.18 sq ft)
Total: 98.18m² (1056.8 sq ft)
2 Bed 4 Person



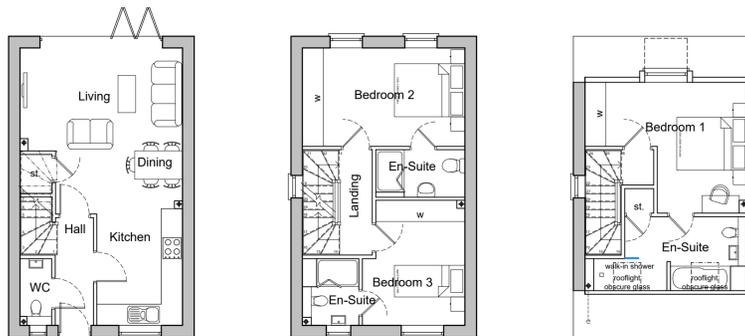
Front Elevation - 1:100
Plot 3

Side Elevation - 1:100
Plot 3

Rear Elevation - 1:100
Plot 3

Side Elevation - 1:100
Plot 3

Section - 1:100
Plot 3



Ground Floor - 1:100
Plot 3

First Floor - 1:100
Plot 3

Second Floor - 1:100
Plot 3

Ground Floor: 36.09m² (388.47 sq ft)
First Floor: 36.09m² (388.47 sq ft)
Second Floor: 27.09m² (291.60 sq ft)
Total: 99.27m² (1068.54 sq ft)
3 Bed 5 Person

| | | |
|------|--|------------|
| Rev: | Content: | Date: |
| C | Plot 1 changed to 2 bed / 4 person dwelling. Plot 3 increased in depth by 75mm. | 18.12.2023 |
| B | Rooflight positions adjusted and noted on section and elevation. | 18.12.2023 |
| A | Plot 1 - Ground floor Kitchen and Living Room re-designed in accordance with LPA comments. French doors added to rear elevation. Plots 2 - First floor layout re-designed to remove one bedroom from the rear of the dwelling. Plots 2 & 3 - Dormer window set back from rear elevation. Solar panels removed from front elevation and re-positioned on rear elevation in accordance with LPA comments. | 23.07.2023 |

| | | |
|------|----------|-------|
| Rev: | Content: | Date: |
|------|----------|-------|

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190 - 192 Garth Road
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Tel. 020 8329 9964
Fax. 020 8330 4994
www.riverdale-developments.co.uk

Client:
Dunrig Ltd

Project:
Strawberry Dale Square

Drawing:
Floor Plans and Elevations
As Proposed

| | | |
|---|-----------------------------|-----------------------------|
| Scale: 1:100 @ A1 | Date: January 2023 | Revision: |
| Drawn By: MSC | Drawing No: S22-117 - 04 | Revision: C |
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- ① Natural slate to main roof and dormers
- ② Natural coursed stone - pitch faced
- ③ UPVC mock sash casement windows
- ④ Stone heads and cills
- ⑤ Aluminium Bi-fold doors
- ⑥ Solar PV
- ⑦ GRP dormer cheeks.