

**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 £1.25 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

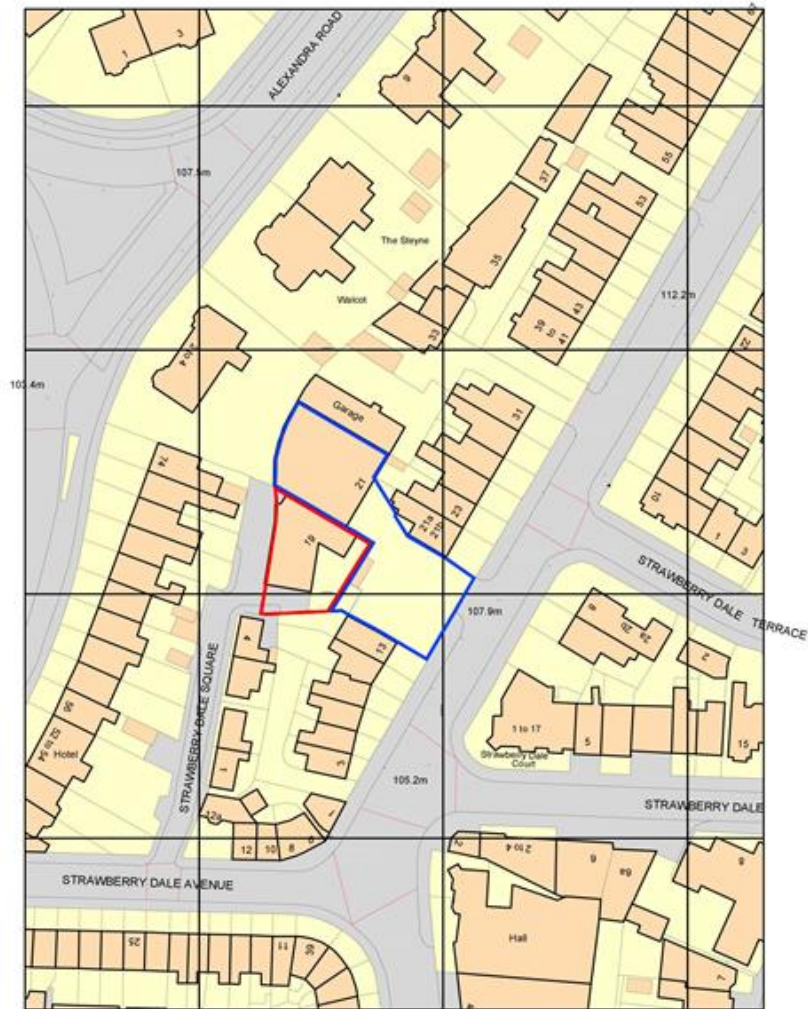
Link to planning portal – <https://www.harrogate.gov.uk/planning>

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



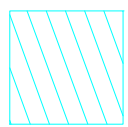
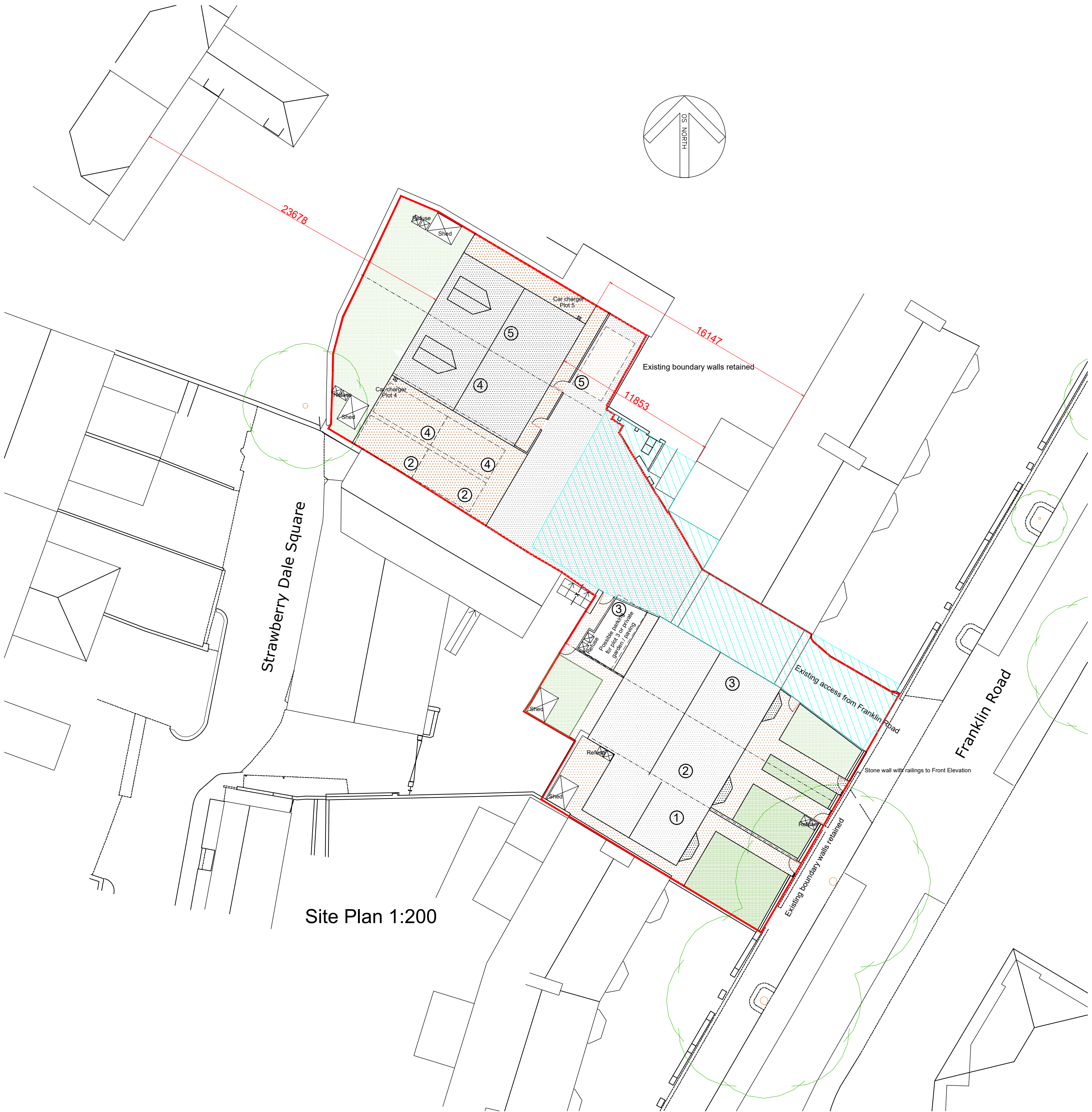
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Strawberry Dale Square

S22/117 Ordnance Survey Location Plan - 1:1250

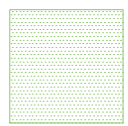
- Development Site
- Land Under Same Ownership



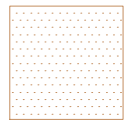
Right of access to No. 23 Franklin Road
Taken from Land Registry
Title Number NYK275684



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 changing 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:

SETSQUARE (HARROGATE) LTD
WINDSOR HOUSE
CORNWALL ROAD
HARROGATE
HG1 2PW
TEL: 01423 561568

SET
HARROGATE

ARCHITECTURAL & DEVELOPMENT
CONSULTANTS

Client:
Dunning Ltd

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

Drawing:
Planning Drawings
Site Plan as Proposed

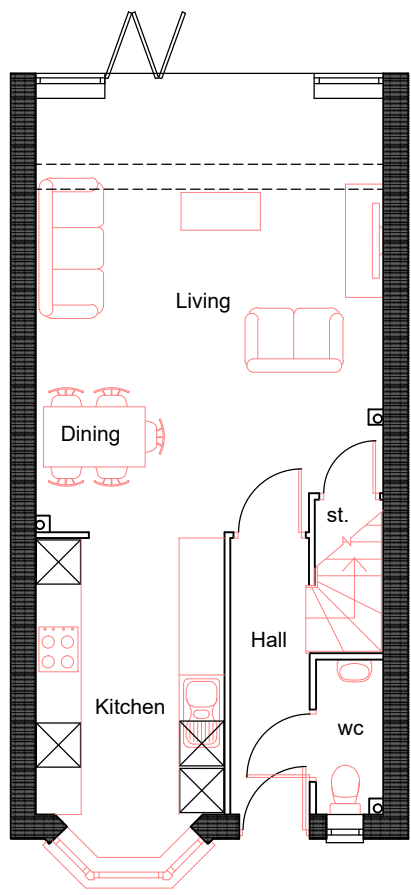
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1:200 @A2

Date:
May 2018

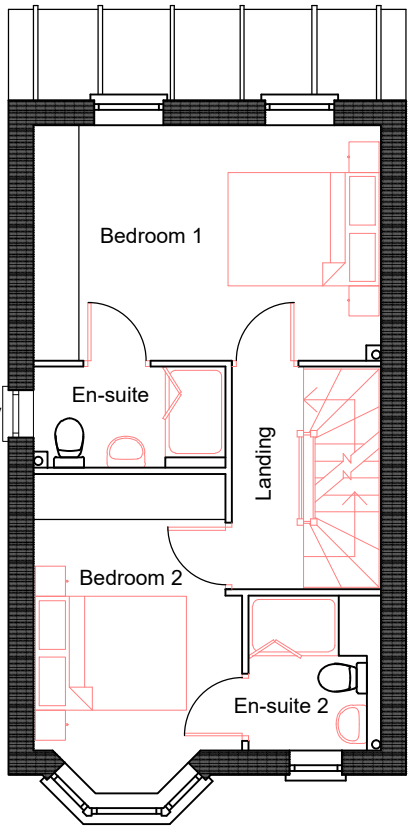
Drawn By:
PH

Drawing No:
516/157-01 C

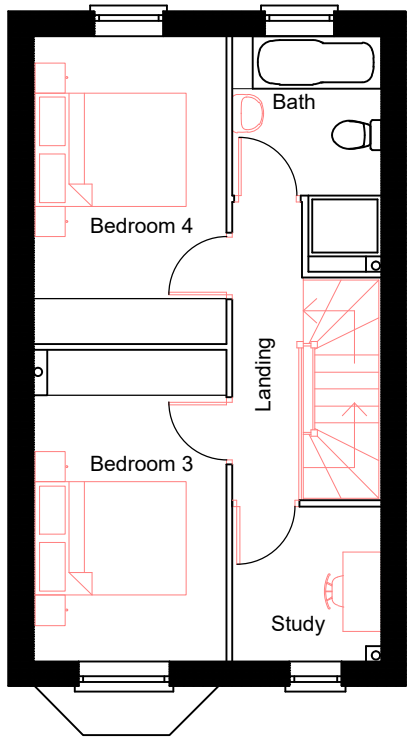
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Architect.



Ground Floor

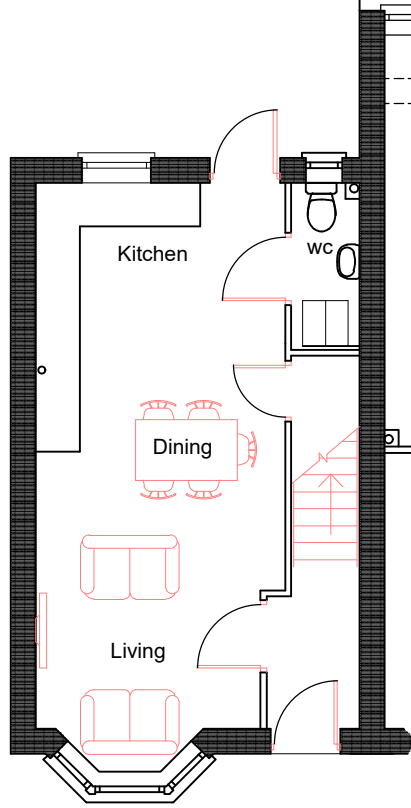


First Floor

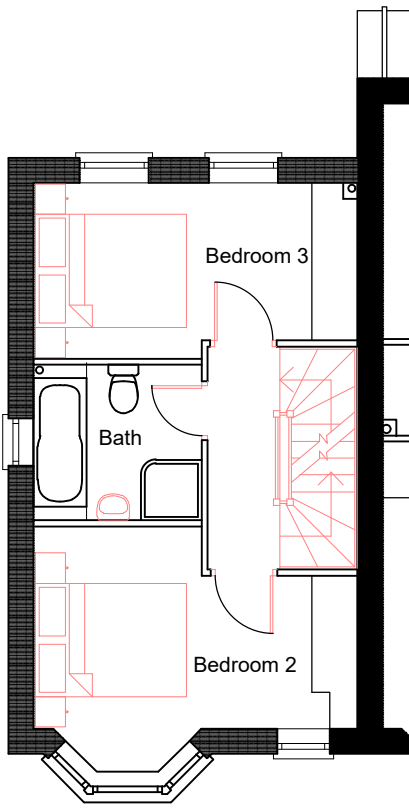


Second Floor

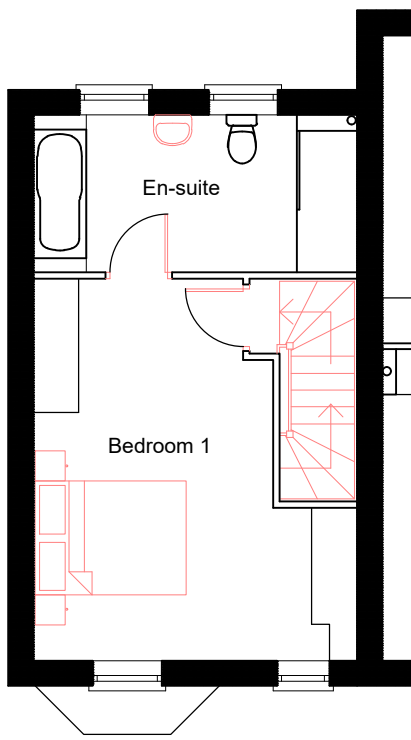
Type B - Plots 2 & 3(handred)
4 Bed House 1307 sq ft



Ground Floor



First Floor



Second Floor

Type C - Plot 1
3 Bed House 1015 sq ft

13 Franklin Road

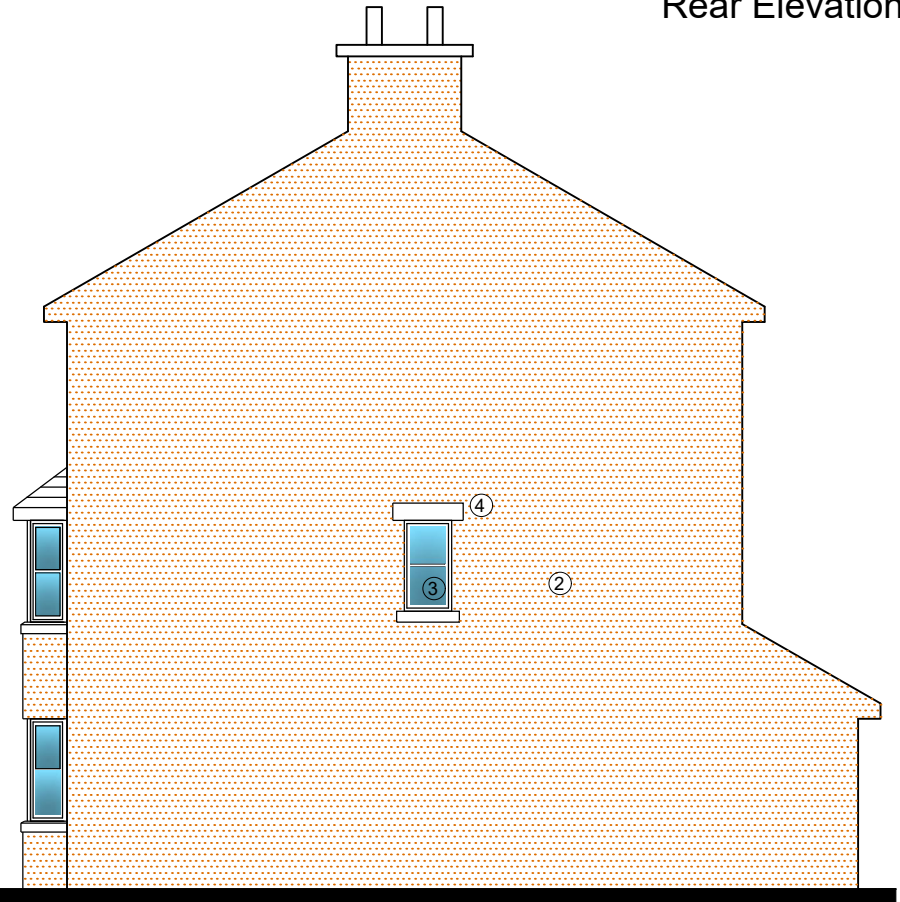
21A/21B Franklin Road



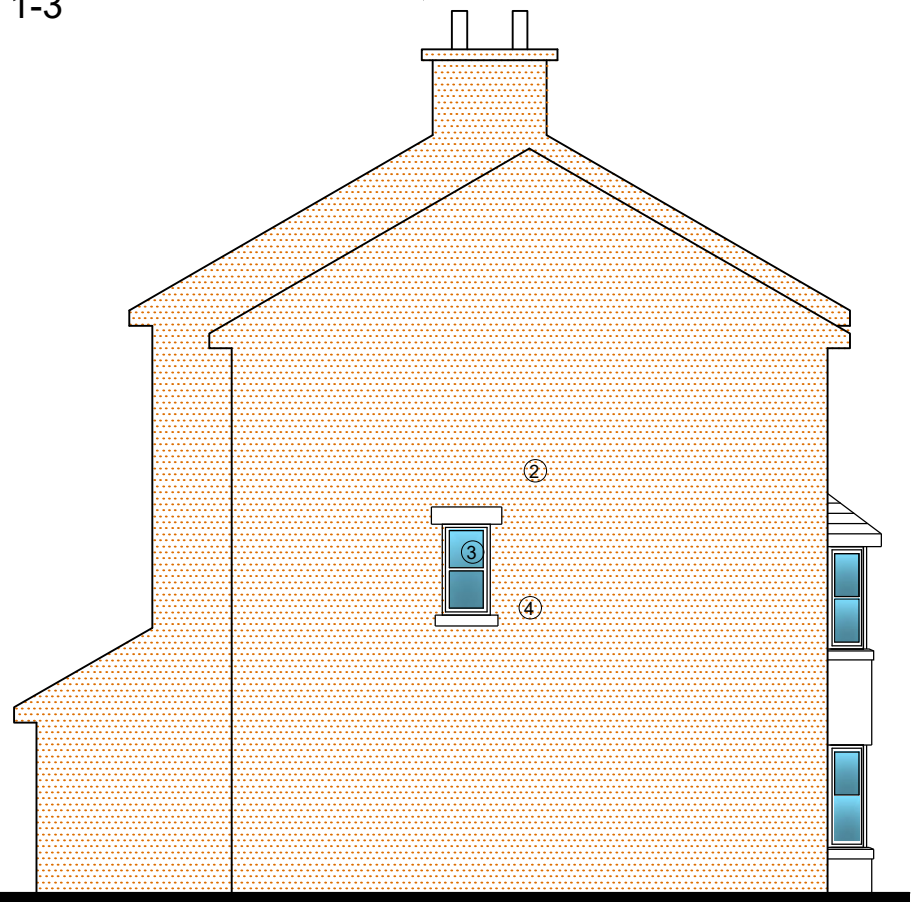
Front Elevation Plots 1-3



Rear Elevation Plots 1-3



Side Elevation Plot 3



Side Elevation Plot 1

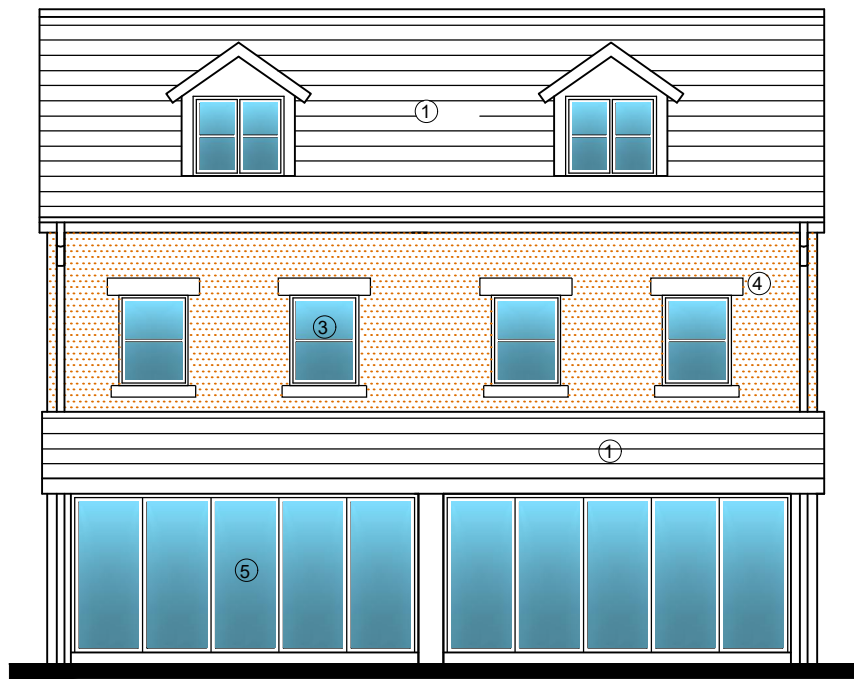
- ① Natural slate to main roof and dormers
- ② Natural coursed stone - pitch faced
- ③ UPVC sliding sash windows
- ④ Stone heads and cills
- ⑤ Aluminium Bi-fold doors

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:

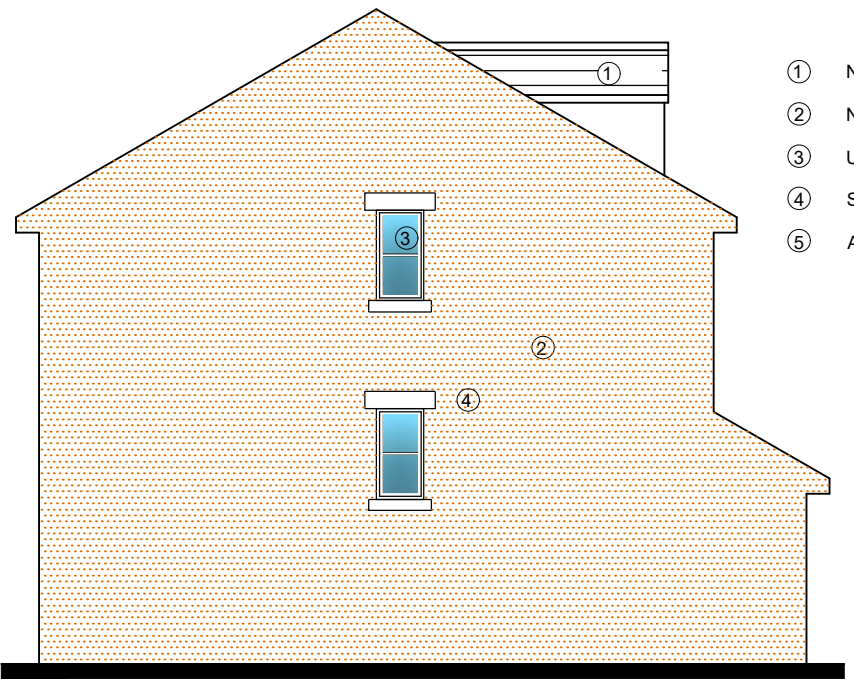
SETSQUARE (HARROGATE) LTD WINDSOR HOUSE CORNWALL ROAD HARROGATE HG1 2PW TEL: 01423 561568 SET HARROGATE ARCHITECTURAL & DEVELOPMENT CONSULTANTS	
Client: Dunning Ltd	
Project: Proposed Residential Development Wrayways site, 21 Franklin Road Harrogate, HG1 5ED	
Drawing: Planning Drawings Plots 1-3 House Type Plans & Elevations as Proposed	
Scale: 1:100 @A2	Date: May 2018
Drawn By: PH	Drawing No: 516/157-02 B
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Front Elevation Plots 4 & 5

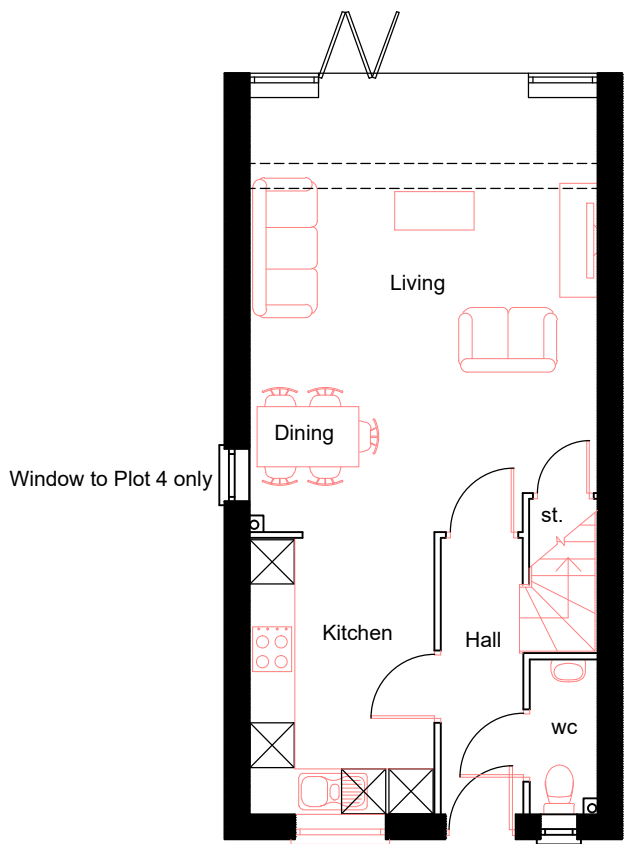


Rear Elevation Plots 4 & 5

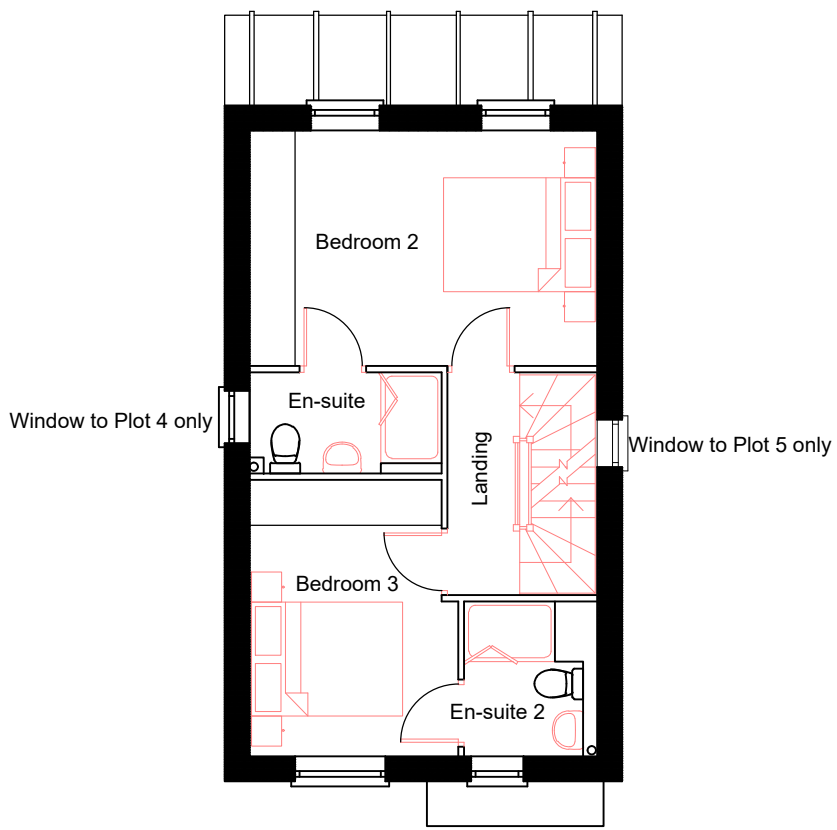


Side Elevation Plot 5

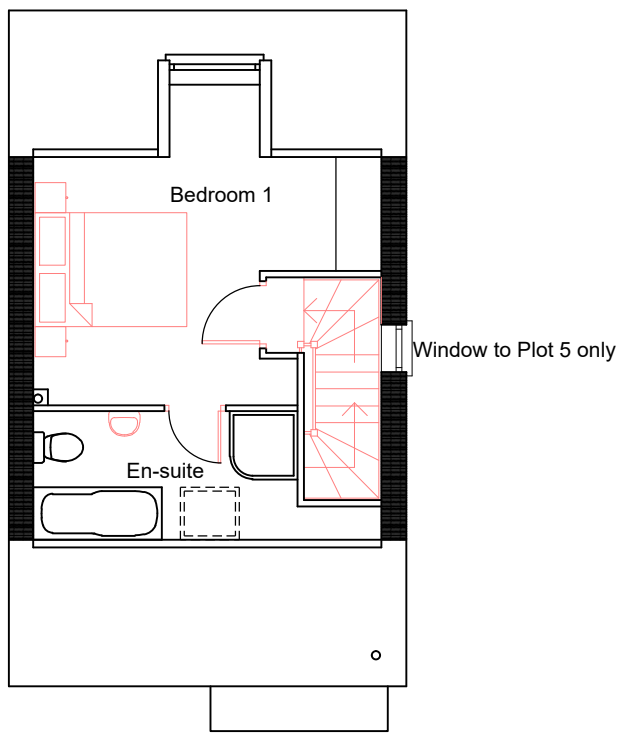
- ① Natural slate to main roof and dormers
- ② Natural coursed stone - pitch faced
- ③ UPVC sliding sash windows
- ④ Stone heads and cills
- ⑤ Aluminium Bi-fold doors



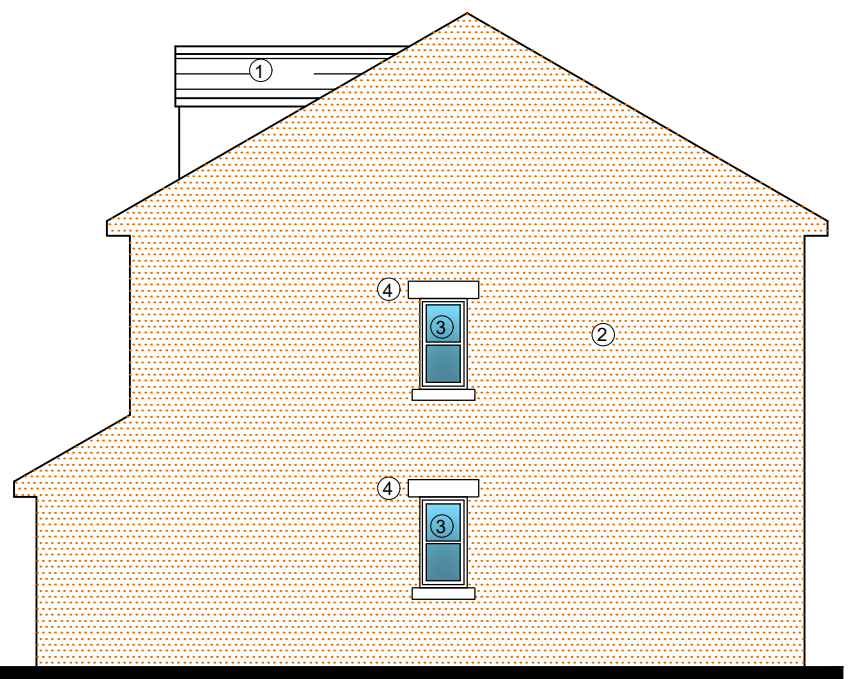
Ground Floor



First Floor



Second Floor



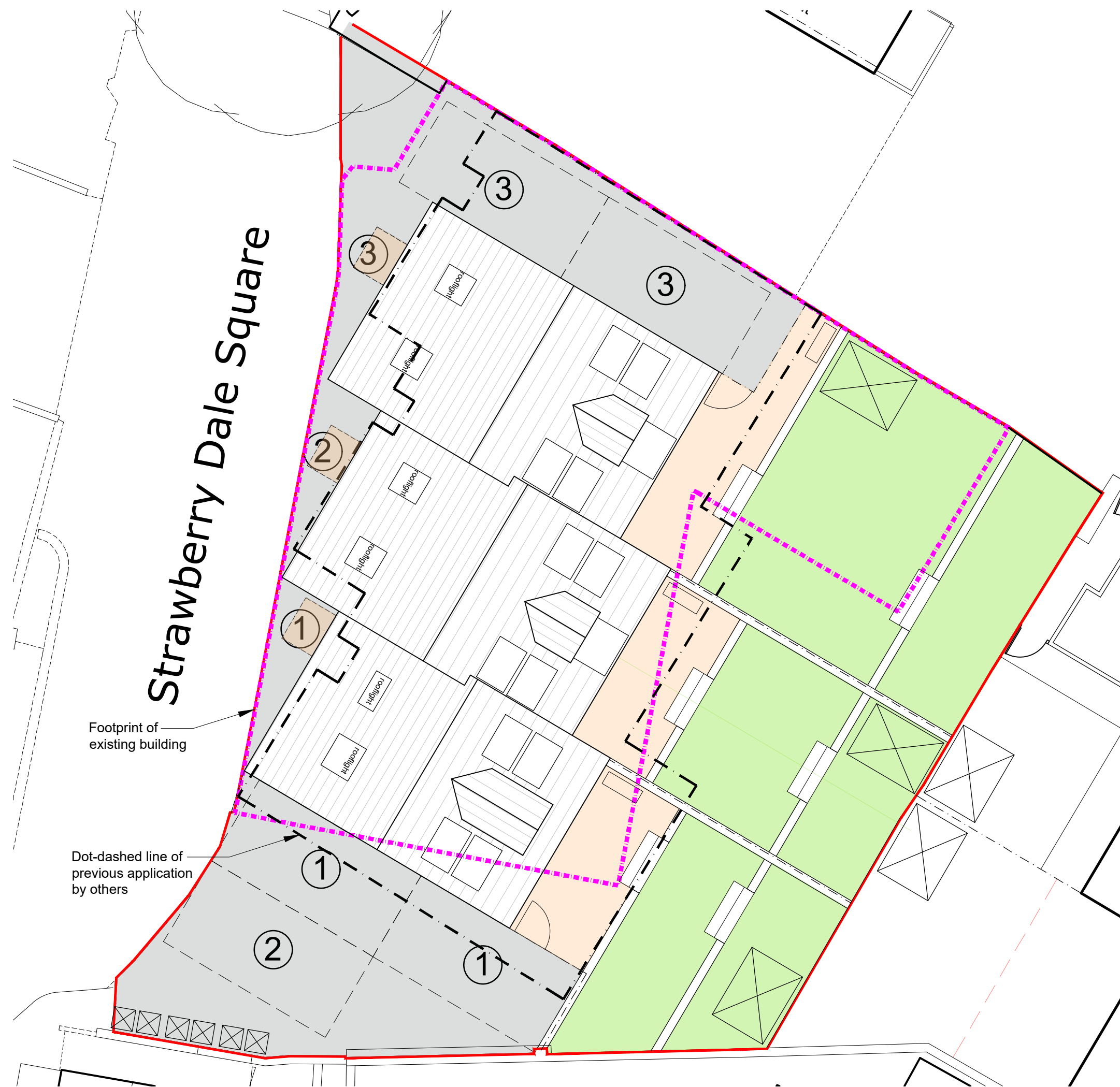
Side Elevation Plot 4

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

	I 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:
<div><div>SETSQUARE (HARROGATE) LTD</div><div>WINDSOR HOUSE CORNWALL ROAD HARROGATE HG1 2PW TEL: 01423 561568</div><div><div>SET</div><div>HARROGATE</div></div><div>ARCHITECTURAL & DEVELOPMENT CONSULTANTS</div></div>		
Client: Dunning 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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Drawn By: PH	Drawing No: 516/157-03 B	
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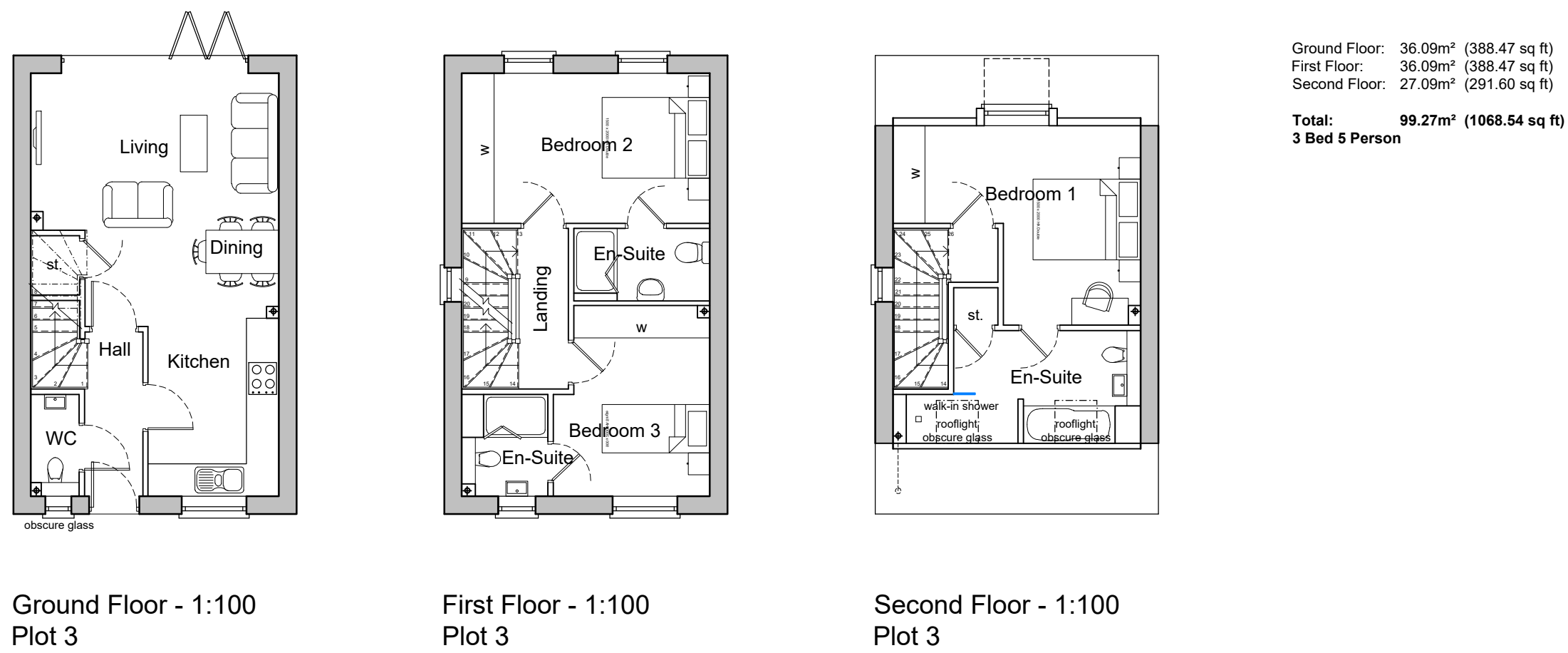
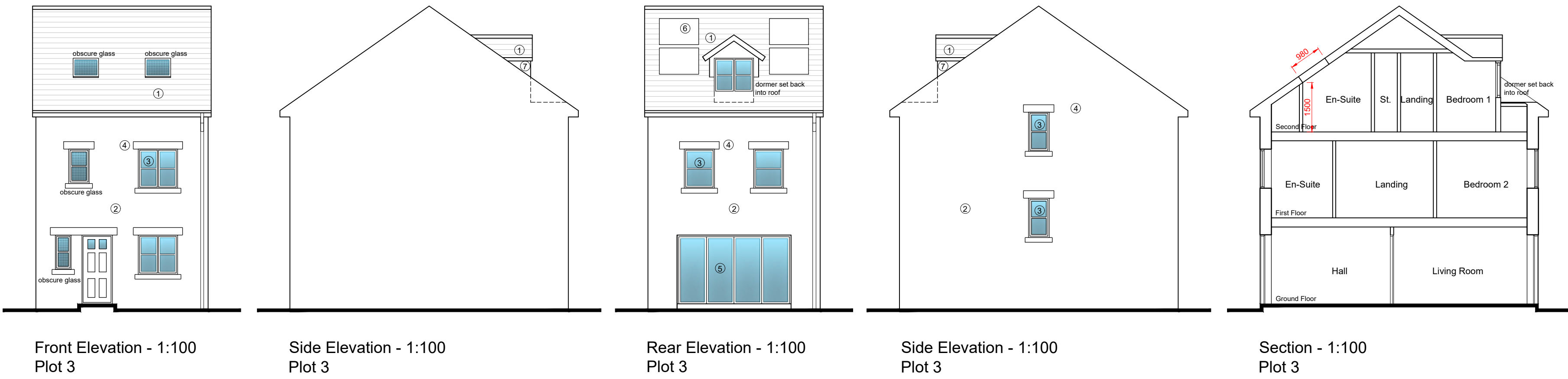
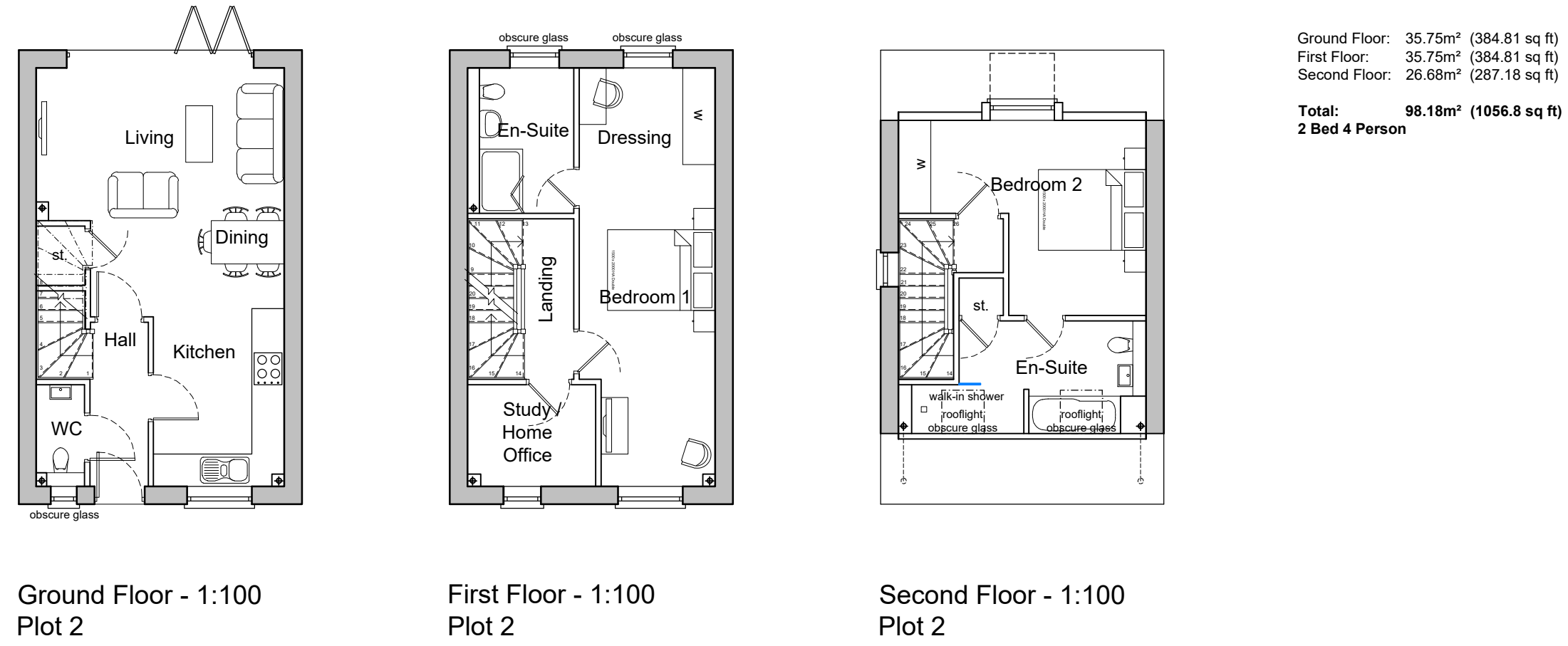
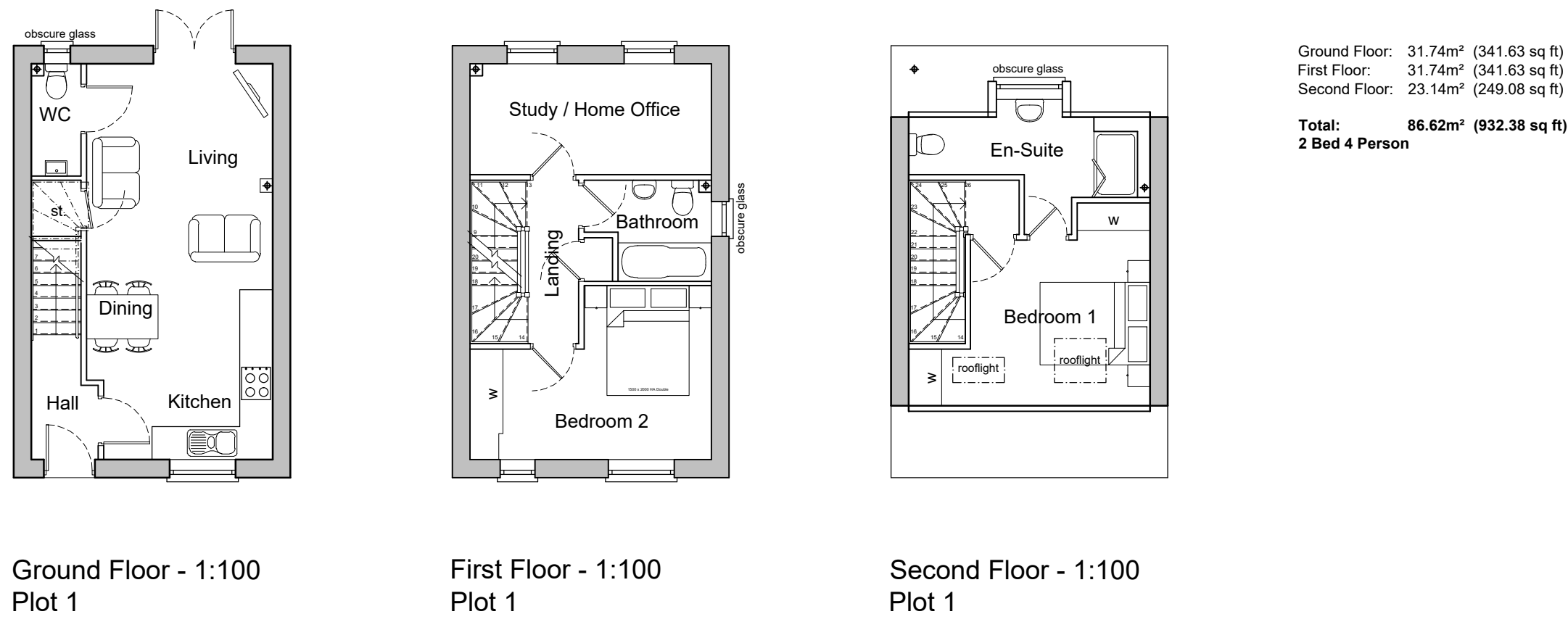
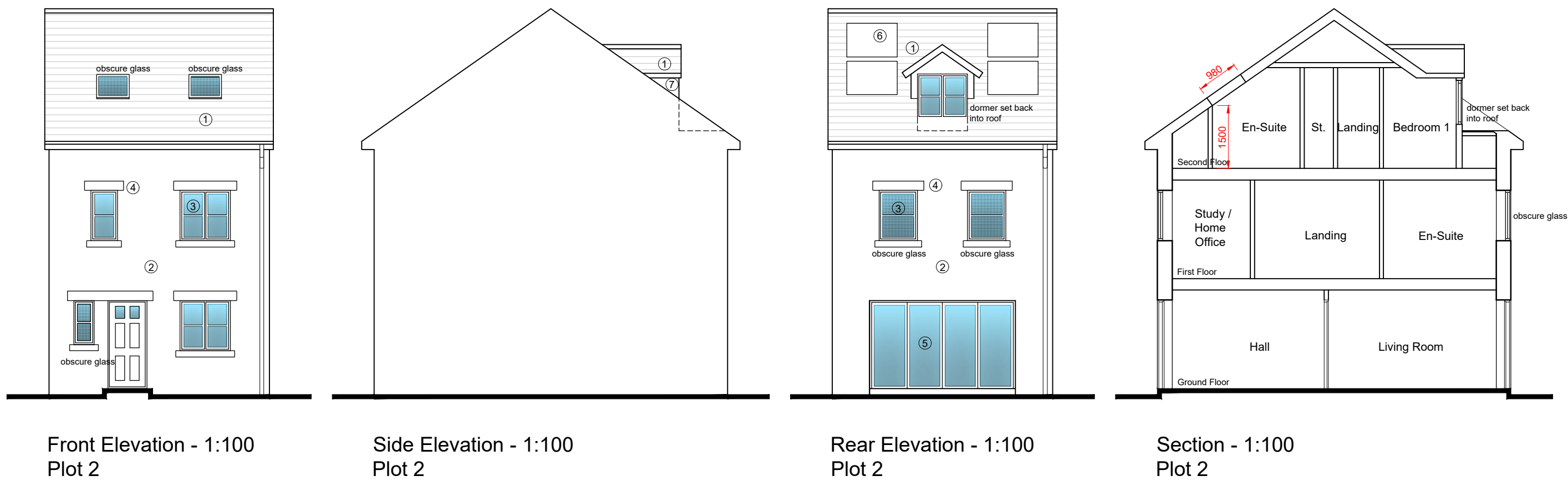


Site Plan 1:100



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

C	Plot 3 increased in depth by 75mm.	18.12.2023
B	Rooflight positions adjusted on roof plans.	18.12.2023
A	Site plan plot footprints updated in accordance with floor plan alterations.	23.07.2023
Rev:	Content:	Date:
SETSQUARE (HARROGATE) LTD WINDSOR HOUSE CORNWALL ROAD HARROGATE HG1 2PW TEL: 01423 561568 SETs HARROGATE ARCHITECTURAL & DEVELOPMENT CONSULTANTS		
Riverdale Developments Ltd Rivendale 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		
Client: Dunrig Ltd		
Project: Strawberry Dale Square		
Drawing: Site Layout Plan As Proposed		
Scale: 1:100 @ A1	Date: January 2023	Revision:
Drawn By: MSC	Drawing No: S22-117 - 05	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.

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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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		
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	C
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