

**RESIDENTIAL DEVELOPMENT OPPORTUNITY
Sheepcote Lane, Darley, Near Harrogate, HG3 2RP**



**FOR SALE BY INFORMAL TENDER
CLOSING DATE FOR RECEIPT OF OFFERS 12 noon ON MONDAY 11 MAY 2026**

A superb and increasingly rare residential development opportunity with planning permission in principle granted to develop two detached properties with a site area extending to just under an acre. The site is situated in the Nidderdale of Area of Outstanding Natural Beauty, enjoys open views and is situated on the southern edge of the village.

Offers over £550,000

T: 01423 523423

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

carterjonas.co.uk

GENERAL COMMENTS

Development opportunities of this nature are few and far between.

This excellent residential development site is located on the southern edge of Darley village, opposite the memorial hall. The village offers a range of everyday amenities including a village shop, sports field, public house and primary school. Harrogate is within a 15/20 minute drive and offers a more extensive range of everyday facilities.

Planning in principle for the erection of two dwellings was granted in January 2026. A copy of the decision notice is included within these particulars. The decision notice number is 25/04632/PIP and more detailed information relating to the planning application is available to be viewed online on the North Yorkshire Council planning portal.

The attached plans and CGIs are for indicative purposes only and are subject to detailed planning permission being granted at the Technical Details Consent stage, following the Permission in Principle already granted.

SERVICES

A mains water supply and foul sewer is adjacent to the site in Sheepcote Lane. Full fibre broadband is already available to adjacent properties on Sheepcote Lane. There is an electricity supply available adjacent to the site in Sheepcote Lane and Northern Powergrid has provided a budget estimate for the new connection for two dwellings (£4.1k + VAT).

A surface water drainage strategy has not yet been agreed by the Council and no infiltration testing has taken place yet (soakaway tests). All developments should seek to dispose of surface water via infiltration before the use of connections to local watercourses or sewer can be established, as per the Drainage Hierarchy as set out in the Building Regulations Part H.

The neighbouring property to the north east (Prospect View Farm) is in the same ownership as this site and the option exists to agree any necessary services crossings across this property.

ADDITIONAL INFORMATION

Site area – 0.9 acres (0.36 hectares).

The remainder of the field area to the north and the field to the north west of this site (approx 1.2 hectares) was included in a submission in 2025 to the North Yorkshire Council Call for Sites for consideration for residential development in the new Local Plan (Site SR-DAR-0006). A new access from Sheepcote Lane is proposed through the Prospect View Farm property for this purpose. No assessment has yet been made by the Council of this submission in the Local Plan process. The landowners intend to reserve a right of way through this site for sale as shown on the indicative site plan.

For more detailed information, please contact Tony Wright.

Tel: 01423 523423

Email: tony.wright@carterjonas.co.uk



Indicative design - subject to planning approval



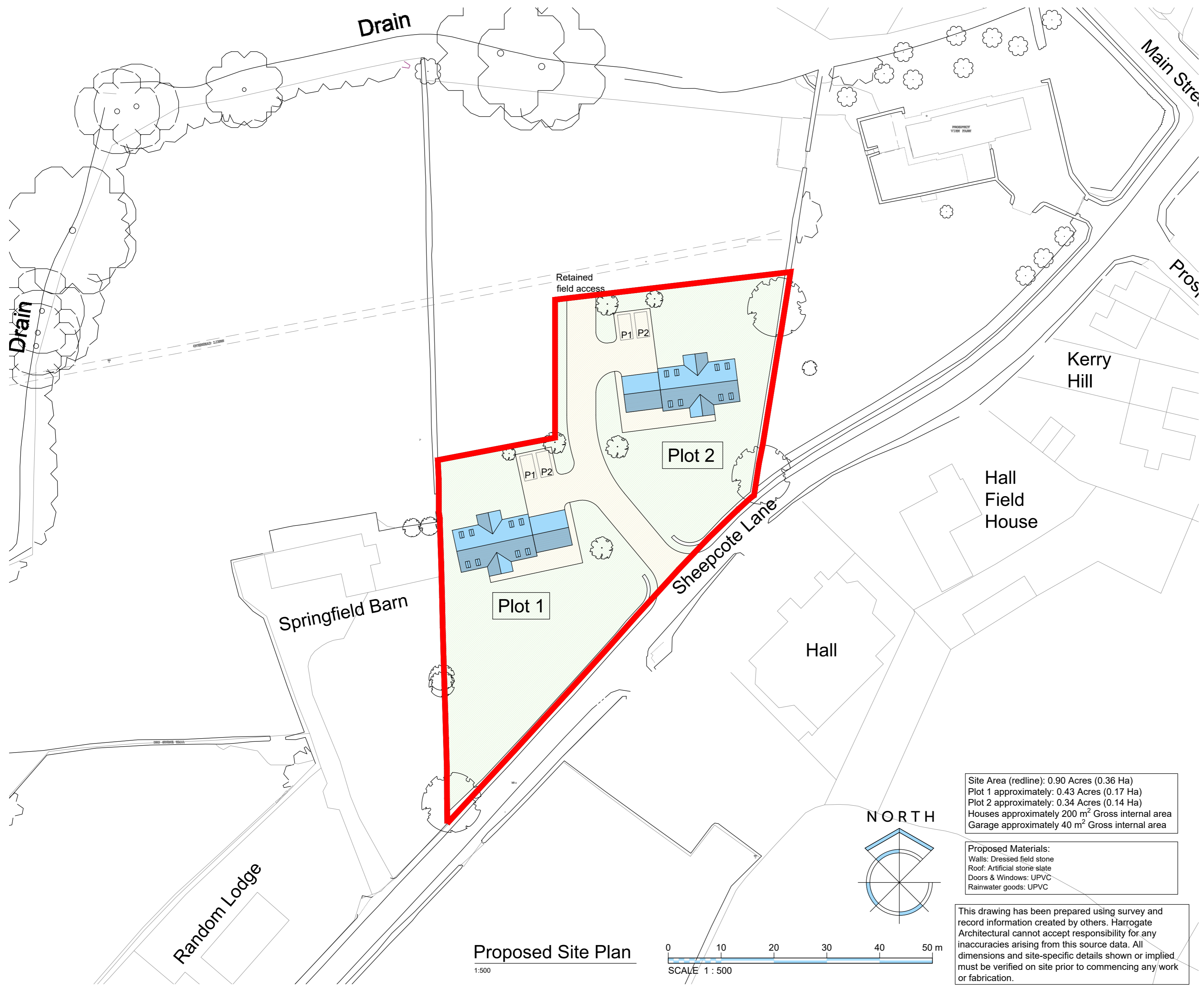
Indicative design - subject to planning approval



Indicative design - subject to planning approval



INDICATIVE SITE LAYOUT ONLY - SUBJECT TO PLANNING



- Notes:**
- All dimensions are in millimetres unless otherwise stated.
 - This drawing is issued for design intent and coordination only and is not for construction unless explicitly noted.
 - Do not scale from this drawing. All dimensions and levels must be verified on site prior to commencing any work.
 - Any discrepancies must be reported to Harrogate Architectural immediately.
 - This drawing is to be read in conjunction with all relevant architectural, structural, mechanical, electrical, and specialist drawings and specifications. The contractor is responsible for ensuring compliance with all current Building Regulations, statutory requirements, and Health & Safety legislation, including CDM 2015.
 - This drawing remains the intellectual property of Harrogate Architectural and may not be reproduced or distributed without prior written consent.
 - Where applicable, works must comply with the Party Wall etc. Act 1996, including serving appropriate notices to adjoining owners and resolving disputes through the appointed surveyor(s) as required.
 - A Principal Designer and Principal Contractor must be appointed for projects requiring building control approval. These dutyholders are responsible for ensuring compliance with Building Regulations throughout design and construction, in accordance with the Building Safety Act 2022.

0	11.03.26	First issue	NJ	RT
Rev	Date	Note	Dr'n	Ch'd


HARROGATE
 ARCHITECTURAL
 1 Sycamore Close, Burnt Yates, Harrogate, HG3 3HQ
 tel : 01423 709933
 e-mail : rob@harrogatearchitectural.co.uk

PROJECT
 LAND OFF SHEEPCOTE LANE, DARLEY
 PROPOSED NEW HOMES

TITLE
 PROPOSED 2 NUMBER, APPROX 4 BED PROPERTIES

STAGE
 FEASIBILITY

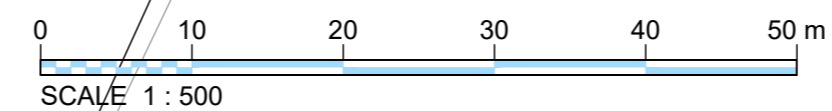
PROJECT No.	2703	DRAWING No.	D01	REV.	0
SCALE	1: 500 @ A2	DATE	MARCH '26		
DRAWN	NJ	CHECKED	RT		

Site Area (redline): 0.90 Acres (0.36 Ha)
 Plot 1 approximately: 0.43 Acres (0.17 Ha)
 Plot 2 approximately: 0.34 Acres (0.14 Ha)
 Houses approximately 200 m² Gross internal area
 Garage approximately 40 m² Gross internal area

Proposed Materials:
 Walls: Dressed field stone
 Roof: Artificial stone slate
 Doors & Windows: UPVC
 Rainwater goods: UPVC

This drawing has been prepared using survey and record information created by others. Harrogate Architectural cannot accept responsibility for any inaccuracies arising from this source data. All dimensions and site-specific details shown or implied must be verified on site prior to commencing any work or fabrication.

Proposed Site Plan
 1:500



**Offers for the purchase of:
Residential Development Site, Sheepcote Lane, Darley**

(Subject to Contract)

1. All offers should be in writing and should reach Carter Jonas' Harrogate office by 12 noon on Monday 11 May 2026 in a sealed envelope clearly marked "Offer for Residential Development Site, Sheepcote Lane, Darley"

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 funds 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 client 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**

DH Land Ltd
Mr James Holmes
Dinmore Barn
Burnt Yates
Harrogate
North Yorkshire
HG3 3ET
Your Ref:

NOTICE OF DECISION ON PLANNING APPLICATION

**TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE)
ORDER 2017**

PROPOSAL: Permission in Principle for the erection of 2 dwellings
LOCATION: Land Comprising Field At 420416 459403 Sheepcote Lane Darley North
Yorkshire
APPLICANT: DH Land Ltd

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 22 December 2025 for Permission in Principle, as described above, have resolved to **GRANT PERMISSION**.

INFORMATIVES

1. This permission in principle (PIP) shall cease to have effect three years after the date of this Decision Notice. The technical details consent (TDC) relating to the proposed development must be granted prior to the expiration of the PIP.
2. The local planning authority would recommend early pre-application discussion on the technical details consent.
3. The requirements for a valid technical details consent are the same as those for an application for full planning permission. Please see the national and local information requirements. The Technical Details Consent application should include the following details:-

Land contamination assessment as necessary.

Measures to demonstrate that access to site and onsite parking provision can be achieved in accordance with Local Highway Authority requirements.

The necessary requirements to secure biodiversity net gain.

There would be an expectation that the scale and design of the residential development will compliment the local vernacular accounting for comments raised by the planning officer and council's landscape team.

You can see the officer's report on the application at www.northyorks.gov.uk/planning. Alternatively, you can contact Customer Services Tel No: 0300 131 2 131 or e-mail customerservices.har@northyorks.gov.uk.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

In dealing with this planning application North Yorkshire Council as the Local Planning Authority has adopted a positive and proactive manner. The Council offers a pre-application service for planning proposals and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, the documents that form the Development Plan, and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption, and are referred to in this notice of decision. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed through seeking solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary.



Martin Grainger
Head of Development Management

Date of Decision: 29 January 2026

Date of Issue: 29 January 2026

NOTE TO APPLICANT/AGENT: The Council posted a site notice publicising this application. If it is still on display, please remove it.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Otherwise, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission or prior approval for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.