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Northallerton Land with Planning for 15 Homes Comes to Market at £1 Million

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A development opportunity in Northallerton has emerged with a plot of land available for £1,000,000. The site, located on the northern outskirts of the town, offers full planning permission to build 15 homes, combining both market-rate and affordable housing.

Robin Jessop and H&H Land & Estates are marketing the land, which spans around 1.15 acres. It benefits from full planning consent to create a small residential scheme consisting of 11 open market houses alongside four affordable homes. This mix reflects a balanced approach to meeting local housing needs.

Situated roughly one mile from Northallerton's town centre, the site is described as "strategically located with good transport links," making it attractive for potential developers looking for convenient access to amenities and transport infrastructure. The land itself is "relatively level," providing a suitable base for construction without significant landscaping challenges.

Mains services such as electricity, water, and drainage are believed to be available close to the site within the public highway, easing the development process. The plot is offered freehold, with vacant possession to be granted once the sale is complete.

Boundaries of the site are clearly defined and include fences, ditches, walls, and hedges. However, the vendors will only transfer ownership of boundary features that separate this land from properties they own, a detail likely to be relevant for future boundary management.

According to the listing, the property is registered with the Land Registry, providing clear legal documentation for prospective buyers. Notably, the sale is not subject to VAT (value-added tax), potentially making the transaction more straightforward for developers.

This plot offers a timely chance to deliver new housing in Northallerton, a market with ongoing demand for both affordable and private homes. It presents a compelling development prospect, full planning for 15 homes, easy access to services, and a strong location close to the town centre, making this a desirable option.