



For Sale

FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY - On behalf of A C Wright & S J Hunt, Joint LPA Receivers

Saxon Park, Crossgates, Scarborough, YO12 4ND





Freehold Development Opportunity

- This site presents a significant development opportunity, with 10.34 acres of developable land available along with 12.90 acres of open recreational land, creating a total land area of 23.24 acres.
- Situated on the outskirts of the village of Seamer, on the north side of the A64, approximately 3 miles south of the popular seaside resort of Scarborough.
- The premises are easily accessed via an entrance road from the A64; Seamer also has a train station.
- Saxon Park is a holiday chalet complex.
- **The site was originally granted planning permission for 25 lodges in October 2004 (Ref: 03/01968/FL) with consent then granted for a further 3 lodges in February 2016 (Ref: 15/01940/FL) giving a total of 28 consented lodges. Four lodges have already been built, with the remainder undeveloped.**
- 15 of the plots have already been sold on a freehold basis, leaving 13 (3 constructed and 10 undeveloped, although a number have upstands installed) remaining. To be sold as one lot.
- We understand the 3 built lodges are held on 99 year long leases, subject to a ground rent and service charge liability totalling £1600 per unit per annum.
- Further works are required to complete the estate road and estate lighting.
- A further 12.90 acres of greenfield recreational land is located to the east of the main site as shown on the plan.
- The Receivers are requesting unconditional offers for the freehold interest.
- VAT will be payable in addition to the purchase price.

For more information, and viewings, please contact:

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Subject to Contract
jll.com

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