



STONEBRIDGE

KINGSLEY FARM, HARROGATE PHASES 1 AND 2

Phase 1: 57 units, started April 2019

Phase 2: 70 units, started April 2021

LANDOWNERS AGENT:

FORDY MARSHALL

Description of site/scheme

The initial phase of Kingsley Farm comprised the original farm steading which had evolved over the years to become the HQ for Chippindale Foods Ltd, which incorporated former poultry sheds, converted for warehouse space, as well as a new processing and packing building, erected in 2005, used for the processing, packing and distribution of eggs. Together with adjoining paddock land, the overall site extended to some 6 acres.

Competitive process

The site was purchased following an open marketing campaign undertaken by specialist development agents, Fordy Marshall Ltd, on behalf of the land owner, Nick Chippindale. The sale was concluded via informal tender during the summer of 2015, with Stonebridge seeing off a strong competitive shortlist of regional and national housebuilders. The site had been offered for sale with an outline planning consent for 61 dwellings, 4 of which were to be retained on land kept outside the sale area by the Vendors.

Working together

As part of the sale negotiations, Stonebridge were invited to acquire option rights over the adjacent land to the west, extending to a further 6 acres, also in the Chippindale ownership, which at that time was unallocated, but offered hope for extension of the housing development as the Harrogate Local Plan was up for review.

The sale was agreed on the Phase 1 land in May 2016, conditional on Stonebridge securing a satisfactory Reserved Matters consent. The option on the Phase 2 land was completed at the same time.

Following extensive negotiations with Harrogate Borough Council, the RM consent for Phase 1 was finally granted in June 2018, at which point this land purchase was completed, and the development commenced shortly thereafter. An outline consent was later secured for the Phase 2 land, for up to 90 dwellings, in September 2019, which subsequently went on to be converted to a reserved matters consent for 70 dwellings achieved at Committee in February 2021. This land purchase was completed in March 2021.



Christopher Fordy of Fordy Marshall comments: *"Throughout the 6 years Stonebridge have had an involvement with the Kingsley Farm development, they have worked closely with the Vendors and myself as the owners consultant, in a collaborative and cohesive manner.*

Given the complexity of the development, the fact the family had retained land interests within the original outline consent area, and two of the family members remained resident in the main farmhouse, there was a need to offer flexibility and a pragmatism to some inevitable issues which evolved as the scheme progressed. Securing the appropriate planning consents and working with stakeholders to achieve those consents required careful and sensitive management of various issues.

Access to decision makers, through Stonebridge's Martin Acott and Ben Hardy in particular, and swift turn around at critical points in the planning and land sale process was of key importance, and that certainly helped all parties keep a clear understanding of what was required to see this whole project through to a successful outcome."

Stonebridge Homes is actively seeking further development opportunities within the Yorkshire and North East regions, and would be happy to assess any opportunities.

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