

# **Development Opportunity** - subject to planning

For and on behalf of:



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## Harrogate Road, Ripon, HG4 2SB

#### **Description**

The site comprises land extending to a total of 4.08 ha (10.1 acres), of which 0.76 ha (1.9 acres) is being utilised for new tree planting and landscaping to be undertaken WM Morrison Supermarkets PIc as a Section 106 requirement relating to a proposed extension of the food store. It is intended that the full 4.08 ha (10.1 acres) will be sold.

New Tree Planting: 1.5 Acres

maining Site Area: 8.2 Acres



#### Location

The site is well located adjacent to Morrisons store in close proximity to Harrogate Road, A61 Ripon Bypass and within easy reach of Ripon, Harrogate and the A1.

#### Planning

The adopted Harrogate Local Plan allocates the north western edge of the site for employment purposes (approximately 1.6ha / 3.9 acres) with the remainder of the site having no site specific annotation – merely designated as white land within the urban area and within the development limits of Ripon. It is considered that the site is suitable for a variety of uses subject to planning.

#### Tenure

The Freehold of the land is for sale with vacant possession.

#### VAT

The site is elected for VAT and therefore VAT will be applicable.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

#### **Further Information**

Access to a dataroom can be provided upon request.



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