

For Sale

Ripon

To A1

Outwood
Primary
Academy

Existing landscaping

New Tree Planting:
1.5 Acres

A61

B6265



Petrol Filling

A61

To Harrogate

Ripon

Harrogate Road, HG4 2SB

- 4.08 ha (10.1 acres)
- Potential for variety of uses STP
- Close to A61 Ripon Bypass

Development Opportunity - subject to planning

For and on behalf of:



Development Opportunity - subject to planning

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 Plc 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.



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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