Lister Haigh

EST. 1919

- Rural Consultants
- Land & Development
- Equestrian & Leisure
- Architectural

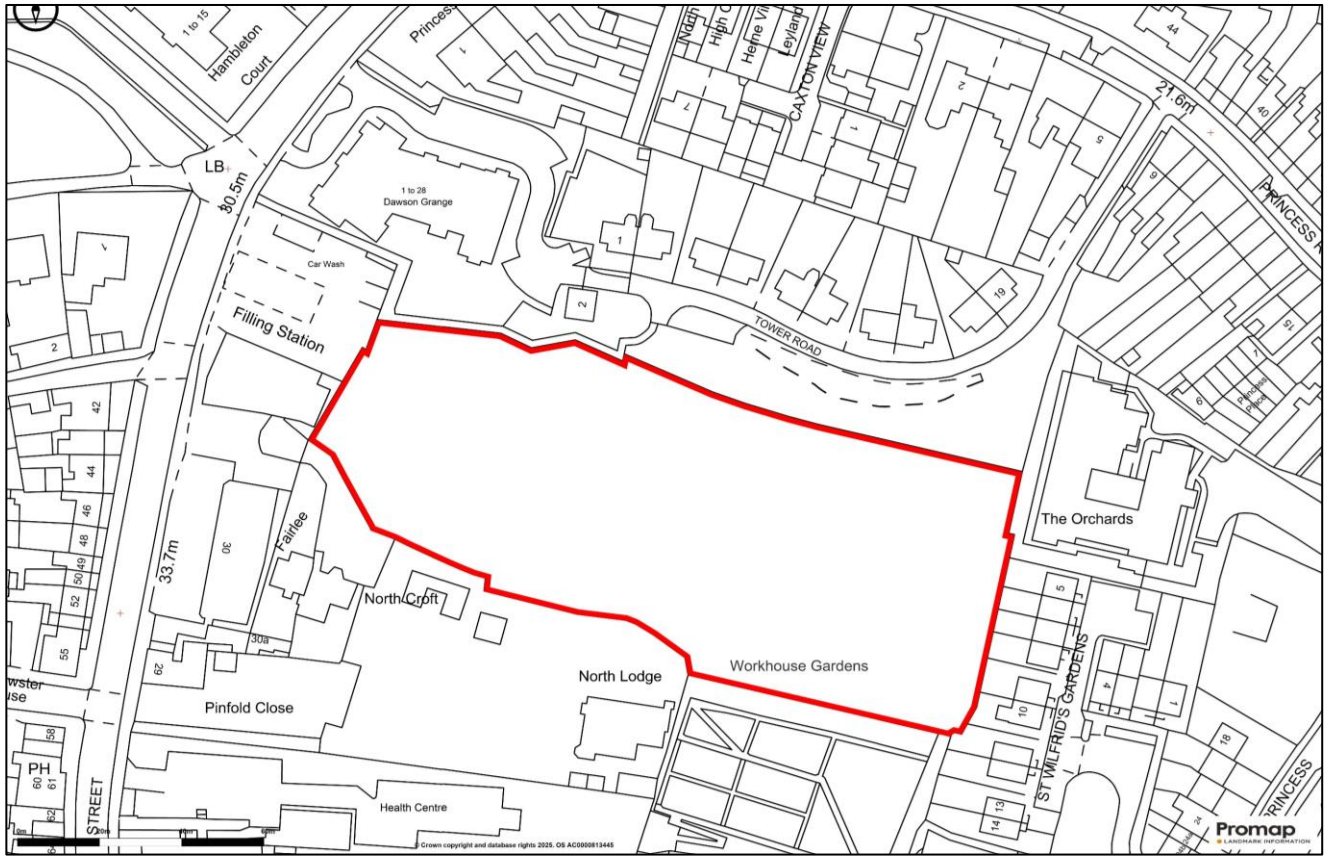


Guide Price £1,000,000

- Historic City of Ripon
- 2.59 acres (1.05ha)
- Development opportunity (subject to planning consent)

Land to the Rear of North Street, Tower Road, Ripon, HG4 1HP

A POTENTIAL RESIDENTIAL DEVELOPMENT SITE, subject to planning within the historic city of Ripon. The site extends to approximately 2.59 acres (1.05ha). The site is currently grass and scrub land.









Land To The Rear Of North Street, Tower Road, Ripon, HG4 1HP

Harrogate 13 miles, Leeds 40 miles, York 30 miles

(all distances approximate)

General remarks

A potential residential development site, subject to planning within the historic city of Ripon.
The site extends to approximately 2.59 acres (1.05ha). The site is currently grass and scrub land.

Directions

Travelling from the north i.e. A1, on approaching Ripon on the A61 at the roundabout take the third exit and then turn left onto North Road. Cross over the river and at the clock tower turn left on Princess Street After approx. 150m turn right into Tower Street and the land is on the left-hand side Travelling from the south, from the centre of Ripon proceed out of the city on North Street. At the clock tower turn right into Princess Street. After approx. 150m turn right into Tower Street and the land is on the left-hand side

What3Words: greed.cyber.joked

Local Authority

North Yorkshire Council (Harrogate Area) PO 787, Harrogate, HG1 9RW

Tel: 03001312131 www.northyorks.gov.uk

Tenure & Occupation

The property is sold freehold and vacant possession will be available upon completion of the sale

Wayleaves, Easements & Rights of Way

The property is sold subject to all rights of way, both public and private, whether mentioned in these particulars or not which may affect the property.

Method of Sale

Expressions of interest/offers are invited for the whole site. The seller will consider an option or promotion agreement conditional upon planning being granted. The property is offered for sale by private treaty although the vendors reserve the right to conclude the sale by any other method.

Viewing

Strictly by appointment with the agents Lister Haigh by calling Giles Chaplin on 01423 860322 or emailing gileschaplin@listerhaigh.co.uk

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to ensure you are kept up to date with the progress of the sale

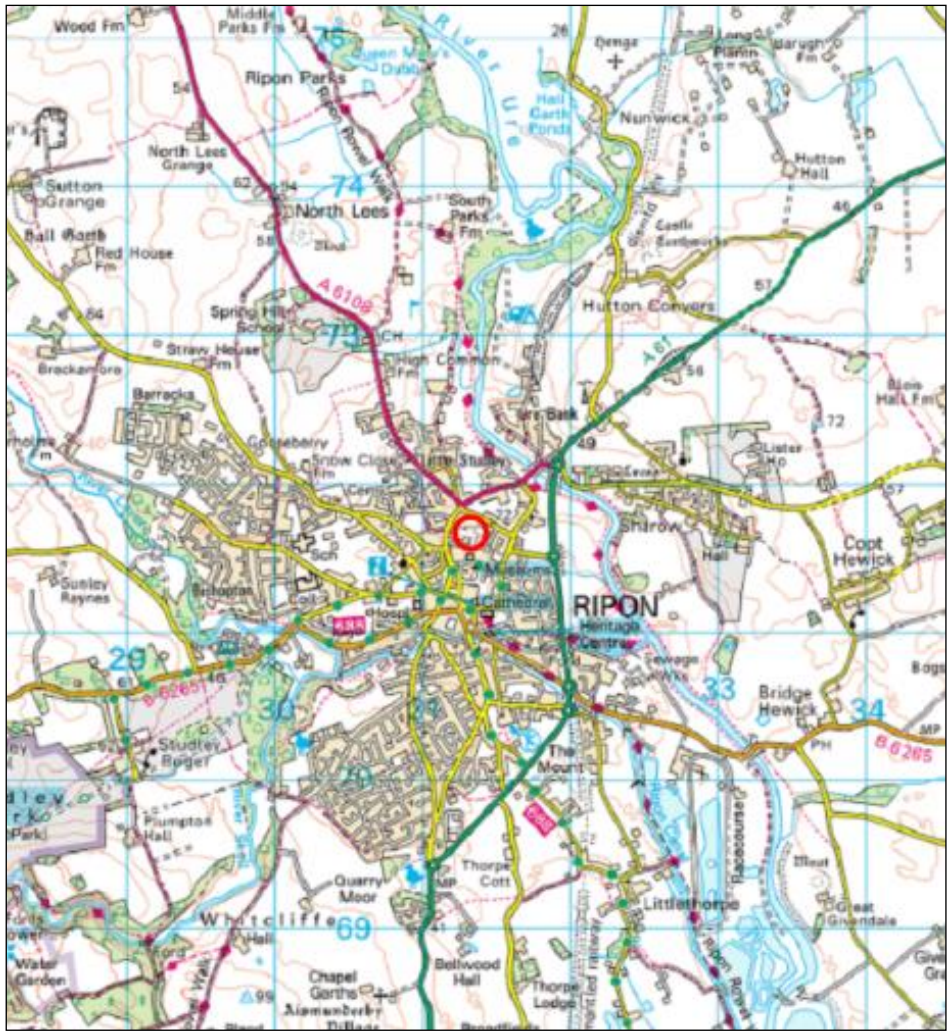
Buyer Anti Money Laundering Checks

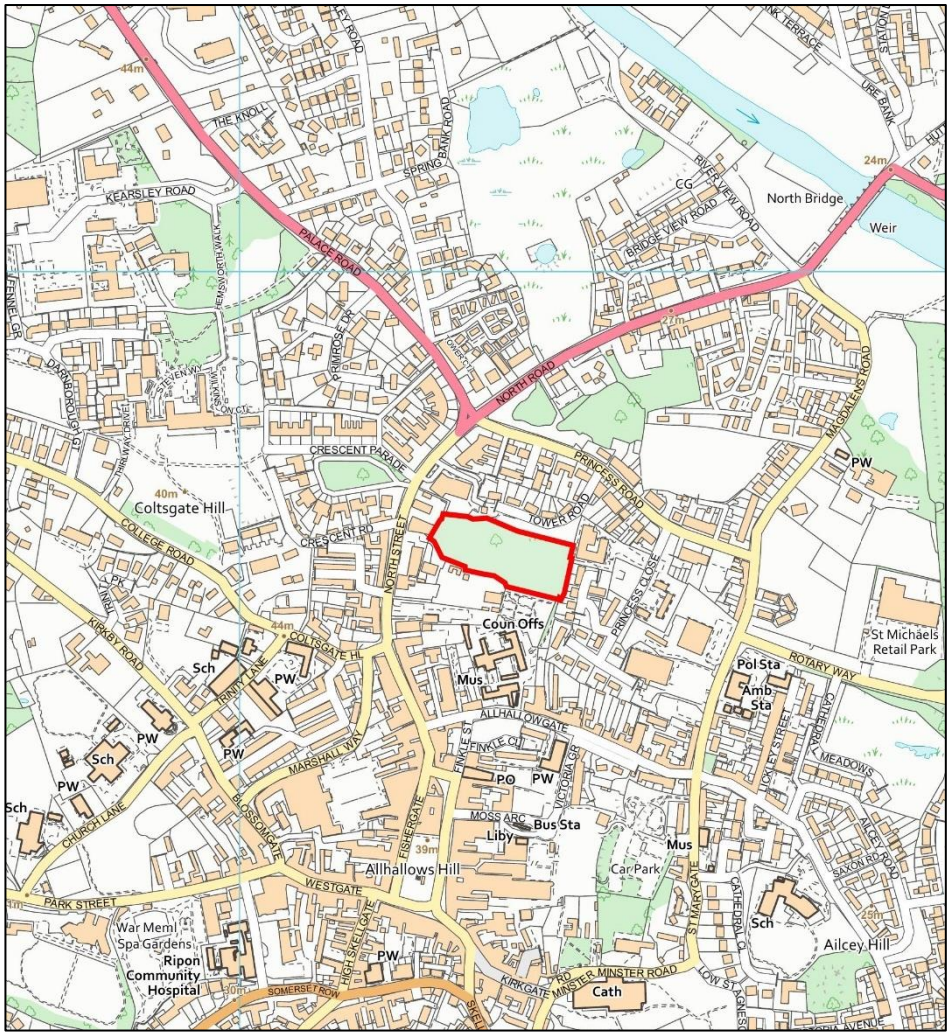
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: HOI250015

Location Plans





Disclaimer Lister Haigh is a trading name of Dacre son & Hartley Ltd 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Lister Haigh's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Lister Haigh is a registered trademark.

Contact us

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