



## **POTENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)**

**3.55 ACRES (1.44 HA) APPROX.**

**LAND OFF BOGS LANE, HARROGATE  
NORTH YORKSHIRE, HG1 4ED**

**A RARE OPPORTUNITY TO ACQUIRE A GREENFIELD SITE  
EXTENDING TO APPROXIMATELY 3.55 ACRES (1.44 HA) ON THE EDGE  
OF HARROGATE WITH ROAD FRONTAGE ONTO BOGS LANE.**

**THE PROPERTY OFFERS SCOPE FOR FUTURE DEVELOPMENT  
(SUBJECT TO PLANNING)**

**OFFERS INVITED**

**FOR SALE BY PRIVATE TREATY**

## LOCATION

The site is on the outskirts of Harrogate, 2 miles from the town centre and 2 miles west of Knaresborough. It is situated adjacent to Bogs Lane which connects the property to both of these towns via the A59. There is a nearby train station in Starbeck which offers a regular commuter service to Leeds city centre, the town centre of Harrogate and York city centre beyond.

## DESCRIPTION

The land extends to approximately 3.55 acres (1.44 hectares) with road frontage to the south onto Bogs Lane. It presents a rare opportunity to acquire a greenfield site on the edge of Harrogate and offers scope for future development (subject to planning). It is shown edged red on the plan enclosed with these particulars.

Additional land edged in blue is also available extending to approximately 6.57 acres (2.73 hectares).

## PLANNING MATTERS

The property is a greenfield site falling within the Green Belt. According to the National Planning Policy Framework, development is not permitted in the Green Belt unless there are exceptional circumstances such as: -

*"limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within the existing development."*

## AFFORDABLE HOUSING

In the event that potential bidders are considering a residential development scheme, then if the scheme is for more than 5 units, please allow for 40% affordable housing pepper-potted through the development in clusters. The tenure and mix will also have to be carefully considered. This information is provided to inform offers and we advise prospective purchasers should also seek their own assurances.

## ACCESS & RIGHTS OF WAY

The land is currently accessed from the public highway.

## SERVICES

Services are available in the immediate vicinity. Interested parties should make their own enquiries to the relevant utilities suppliers.

## GENERAL MATTERS

### TENURE & OCCUPATION

The property is sold Freehold and Vacant Possession will be available upon Completion of the sale.

## EASEMENTS, WAYLEAVES & 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. Notwithstanding the above the vendor reserves the right to maintain and use all existing ditches, channels and pipes associated with the clean and dirty drainage of Wellhouse Barn, The old Granary, Longlands House and Wellhouse Livery.

## SPORTING & MINERAL RIGHTS

The sporting and mineral rights are included in the sale so far as they are owned or exist.

## RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants both public and private, whether mentioned in these particulars or not.

## PLANS, AREAS & MEASUREMENTS

The plans used in these particulars are for identification purposes only. All boundaries, dimensions and areas are approximate and subject to verification in the title documents.

## DIRECTIONS

Head out of Harrogate on the A59. From the Empress roundabout follow the road approximately 0.7 miles and turn left onto Kingsley Road Follow this road for another 0.7 miles and the land is on the left-hand side.

## VIEWING

Strictly by appointment only with the sole agents Lister Haigh (Knaresborough) Ltd on 01423 860322

## LOCAL AUTHORITY

Harrogate Borough Council

## METHOD OF SALE

The property is offered for sale by Private Treaty although the vendors reserve the right to conclude the sale by any other method.

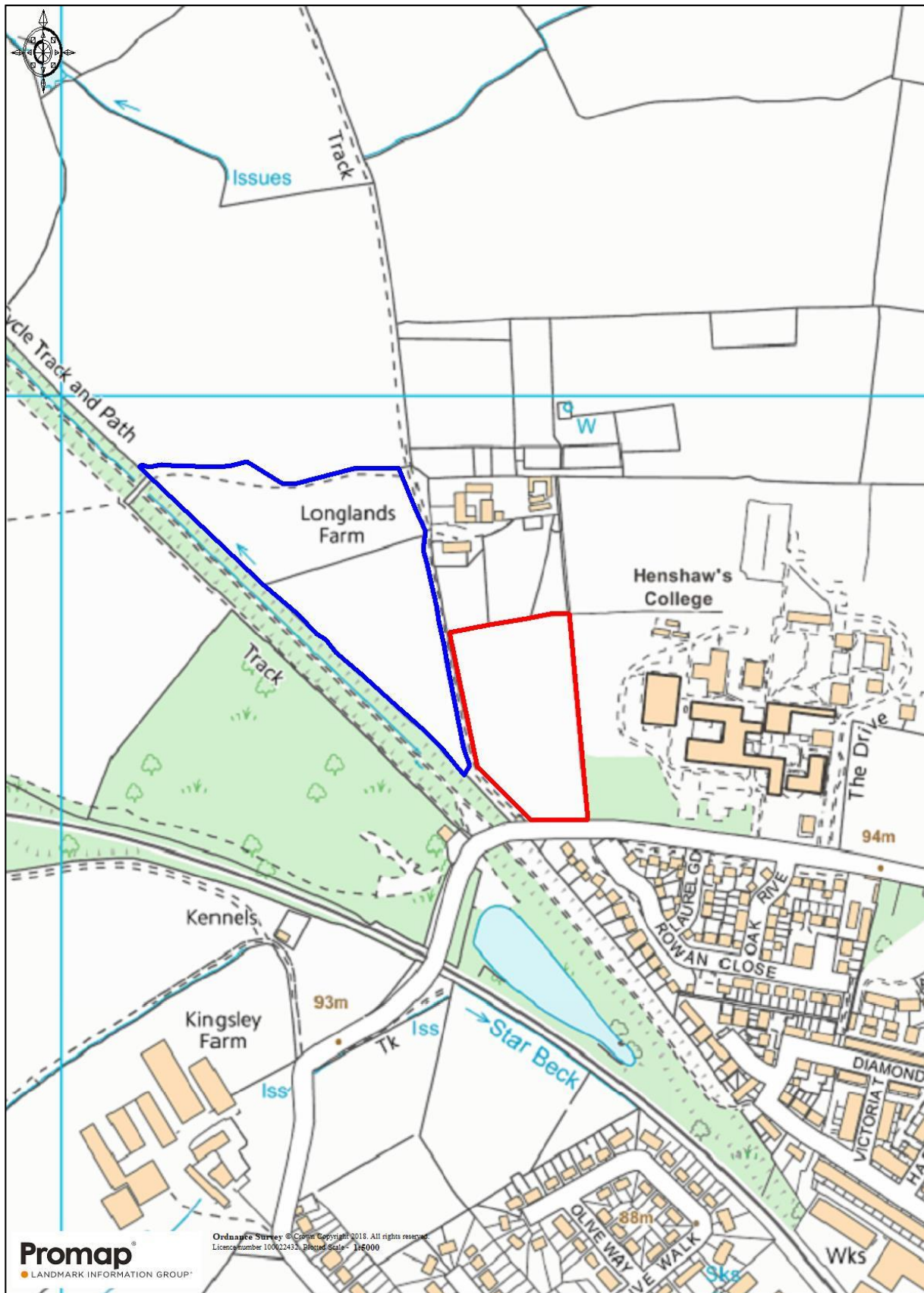
## OFFERS

Expressions of Interest/Offer are invited for the whole, either on an outright unconditional basis or a conditional (subject to planning) basis for the freehold interest.

Interested parties should also provide an indication of their development proposals.

## IMPORTANT NOTE

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.



Not to Scale: For Identification Purposes Only

## Development Sales and Development Appraisals

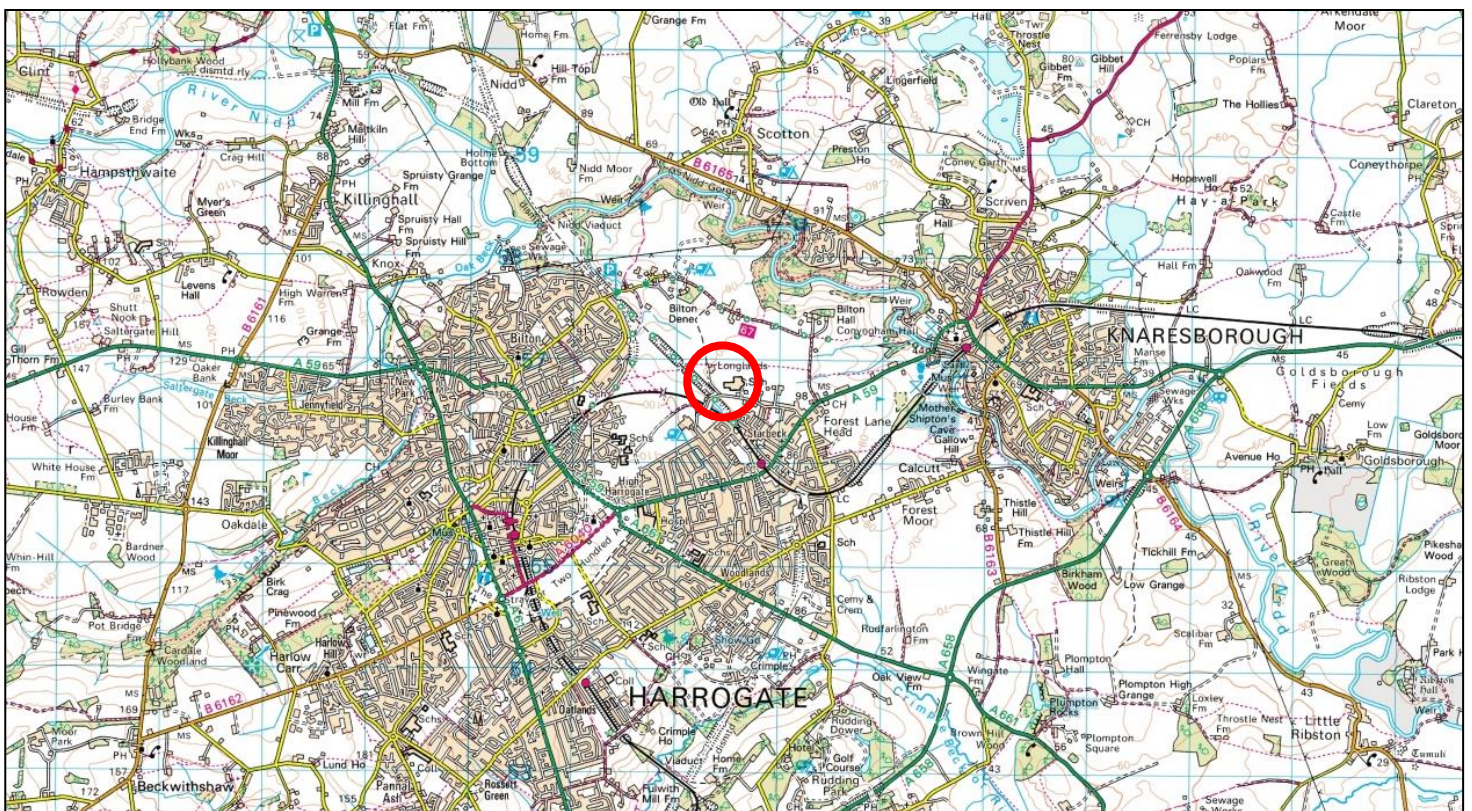
If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

**John Haigh (Knaresborough Office) on 01423 860322**  
**Giles Chaplin (Knaresborough Office) on 01423 860322**  
**Richard Lister (Harrogate Office) on 01423 730700**  
**Zoe Harrison (Knaresborough Office) on 01423 860322**

## Lister Haigh Development Services

- Valuations
- Strategic Planning
- Development Planning
- Compensation Claims
- Plans & Mapping



Not to Scale: For Identification Purposes Only

### THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Brochure Produced 20/06/18

“Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property.”

Regulated by the RICS