



BELMONT FARM

FOREST LANE, HARROGATE, NORTH YORKSHIRE HG2 7EF

A DETACHED 3 BEDROOM DWELLING WITH PLANNING PERMISSION TO EXTEND, EXISTING BUSINESS (BELMONT UNLEASHED - DOG EXERCISE FIELDS) (WITH D2 PLANNING CONSENT) AND 5.97 ACRES APPROXIMATELY. THE PROPERTY OFFERS PROSPECTIVE PURCHASERS NUMEROUS BUSINESS AND DEVELOPMENT OPTIONS (SUBJECT TO ANY NECESSARY CONSENTS).

Guide Price: - £1,600,000

FOR SALE BY PRIVATE TREATY

LOCATION

The property lies to the east side of Forest Lane, on the outskirts of Harrogate within easy reach of the town centre having good access onto the Harrogate bypass. There are bus and rail transport services nearby and Leeds Bradford Airport is only approximately 30 minutes away. There are also a variety of local shops at nearby Starbeck and both Sainsburys and Morrisons supermarkets are within half a mile.

DESCRIPTION

Belmont Farm consists of a detached 3 bedroom dwelling with planning permission to extend the property. The consent provides for a 2 storey side extension creating a garden room at ground floor and an additional bedroom at first floor level. The consent also provides for a new garage. Externally the property has gardens to the front, south side and rear together with a timber framed storage building to the east.

In addition to the dwelling there is approximately 5.97 acres which is currently utilised (with D2 planning consent) as part of the business Belmont Unleashed. Belmont Unleashed provides for a safe and secure environment for dog owners to exercise their dog/s. There is the opportunity to improve and expand the dog fields.

The business has been operating since 2017 and has 1,250 registered clients.

ADDITIONAL INFORMATION

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.

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.

SERVICES

The site has access to mains water, surface and foul drainage. Electricity is adjacent to the site.

LOCAL AUTHORITY

Harrogate Borough Council, St Luke's Avenue, Harrogate, HG1 2AE. Tel: 01423 500600
www.harrogate.gov.uk

TENURE AND OCCUPATION

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

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.

VIEWING

Strictly by appointment with the agents: Lister Haigh (Yorkshire) Limited 01423 860322

Contact: Giles Chaplin at Lister Haigh (Yorkshire) Ltd, 106 High Street, Knaresborough. Tel: 01423 860322.
Email: gileschaplin@listerhaigh.co.uk

GENERAL MATTERS

DIRECTIONS

From the centre of Harrogate proceed out of the town on Knaresborough Road to Starbeck proceed up the hill in Starbeck and at the top of the hill turn right into Forest Lane proceed down Forest Lane go over the level crossing and Belmont Farm is located on the left hand side.

Travelling from the south side i.e Wetherby, Leeds from the Harrogate bypass proceed into Harrogate on the Wetherby Road and up the hill and take the first turning right into Forest Lane proceed along Forest Lane to the mini roundabout proceed straight on and Belmont Farm is the first property on the right hand side.

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.

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.



Development Sales and Development Appraisals

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

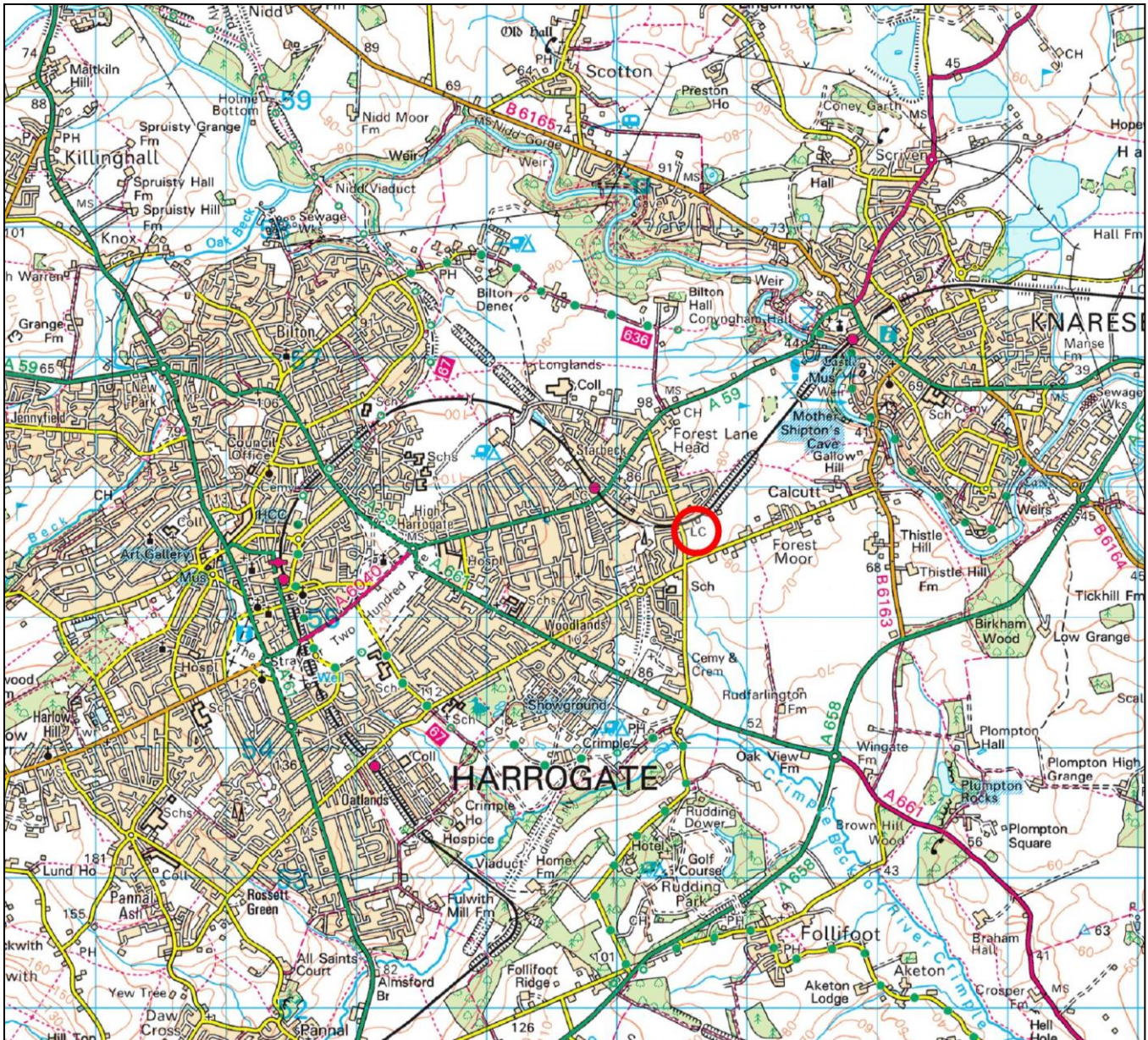
For further details, please contact:

Giles Chaplin (Knaresborough Office) on 01423 860322

John Haigh (Knaresborough Office) on 01423 860322

Lister Haigh Development Services

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



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Regulated by the RICS

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