



LAND TO THE REAR OF NORTH STREET

RIPON, NORTH YORKSHIRE, HG4 1HP

**A POTENTIAL RESIDENTIAL DEVELOPMENT SITE, SUBJECT TO PLANNING
WITHIN THE HISTORIC CITY OF RIPON.**

FOR SALE BY PRIVATE TREATY

LOCATION

The site lies to the north side of the City of Ripon within easy reach of the city centre having good access onto the Ripon bypass.

DESCRIPTION

The site extends to approximately 2.59 acres (1.05ha). The site is currently grass and scrub land.

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.

LOCAL AUTHORITY

North Yorkshire Council (Harrogate Area) PO 787, Harrogate, HG1 9RW Tel: 03001312131 www.northyorks.gov.uk

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.

TENURE AND OCCUPATION

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

VIEWING

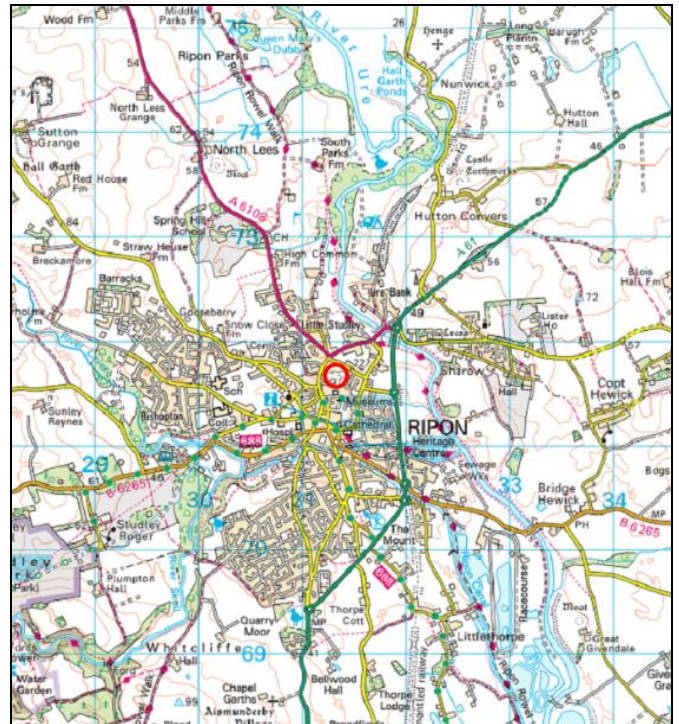
Strictly by appointment with the agents, Lister Haigh (Yorkshire) Ltd by calling Giles Chaplin on 01423 860322 or emailing gileschaplin@listerhaigh.co.uk

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.

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.



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

“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

Prepared April 2023