



**RESIDENTIAL DEVELOPMENT OPPORTUNITY  
(SUBJECT TO PLANNING)**

**1.20 ACRE (0.48 HA) APPROX.**

**LAND OFF BACK LANE, MELMERBY, RIPON,  
NORTH YORKSHIRE, HG4 5HJ**

**A POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO  
PLANNING). LOCATED ON THE EDGE OF THE ATTRACTIVE VILLAGE OF  
MELMERBY. COMPRISING APPROX. 1.20 ACRES (0.48 HA).**

**Price Guide: - Offers Invited**

FOR SALE BY PRIVATE TREATY

## LOCATION

The site is located on the edge of the village of Melmerby, approximately 5 miles from the city centre of Ripon.

## DESCRIPTION

The proposed site is bordered to the south and east by residential properties and open countryside to the north and west.

## ACCESS

The site has road frontage and access directly off the public highway, Back Lane.

## SERVICES

We are not aware of any services connected to the site. However, we understand that mains services are available nearby. Any buyer should make their own enquiries regarding the availability and suitability of the services.

## METHOD OF SALE

Expressions of interest/offers are invited for the whole site. The seller will consider an outright unconditional sale or a sale 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.

## IMPORTANT NOTICES

If you have downloaded these details from our website, please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

## GENERAL MATTERS

### DIRECTIONS

From Ripon take the A61 towards the A1(M), an easterly direction and where signposted turn left to the village of Melmerby. On entering the village, continue through until the western edge of the village and Back lane is located on the right hand side.

### 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.

### 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.

### 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](mailto:gileschaplin@listerhaigh.co.uk)





## Development Sales and Development Appraisals

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

For further details, please contact:

Giles Chaplin (Knaresborough Office) on 01423 860322

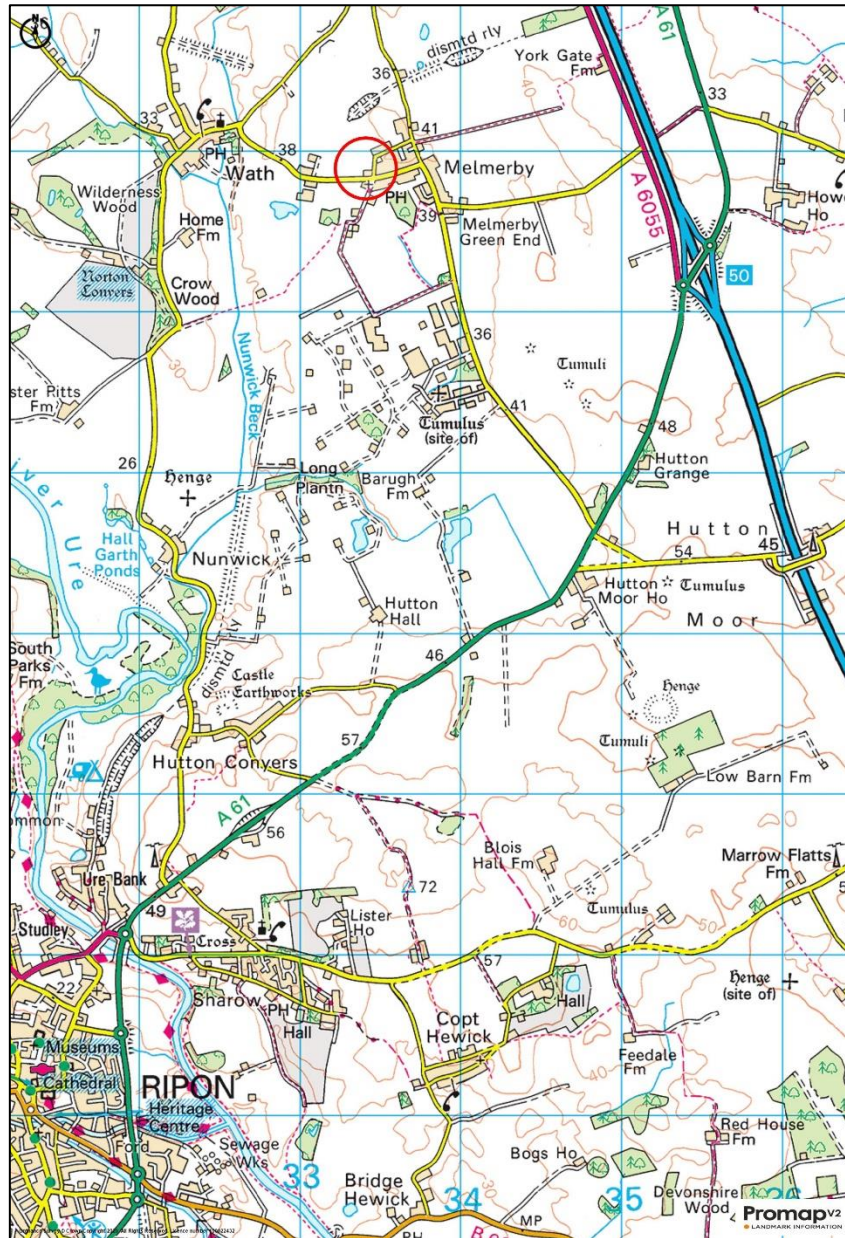
John Haigh (Knaresborough Office) on 01423 860322

Tim Waring (Harrogate Office) on 01423 730700

Harriet Naish-Bain (Boroughbridge Office) on 01423 322382

## Lister Haigh Development Services

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



## 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.”

Details Prepared: October 2020

Regulated by the RICS