

Exceptional Development Opportunity Harrogate

Skipton Road, Harrogate HG1 2BX

FOR SALE



Redline for indicative purposes only

[savills.co.uk](https://www.savills.co.uk)

Davison Blackett
L I M I T E D



- Site area of 3.15 hectares (7.80 acres)
- Gateway Site with frontage onto two arterial roads
- Significant redevelopment potential subject to planning
- Suitable for a variety of commercial or residential uses
- Technical and planning details <http://savills.ftpuk.net>

Site Location & Description

The subject site is located 2km north of Harrogate Town Centre where the A59 and A61 meet. The site has dual road access both onto the A61 (Ripon Road) and A59 (Skipton Road) and comprised part of a former gas works. As stated above the site has road frontage onto Ripon Road and then slopes down to the Oak Beck before sloping back up towards the residential houses off Electric Avenue. To the north east of the site at the corner of Skipton Road and Ripon Road there is the operational gas site and the site extends round the existing gasometer.

The subject site is 3.15 hectares (7.80 acres) and is generally laid down to hardstanding and has a number of trees surrounding and on the site.

The site benefits from a landmark location being well placed to the north of Harrogate town centre and close to Harrogate Retail Park, which comprises a Pets at Home, Veterinary surgery, B&Q and newly opened Aldi store.

Planning

The site is considered suitable for commercial or residential development, subject to planning. Prospective purchasers should make their own enquiries to satisfy themselves on all planning matters.

Planning permission has in the past been granted for a Tesco F45 Store which comprises a store with a GIA of 76,000 sq ft. This comprises a store on stilts with car parking below and a pedestrian bridge leading over Oak Beck to provide pedestrian access onto Ripon Road.

The main access to the site was off Skipton Road for customer vehicles with a goods and service entrance off Ripon Road.

Tenure

The site is for sale freehold with vacant possession on completion.



Technical Information

Technical information will be made available to interested parties through a data room via our dedicated website <http://savills.ftpuk.net>
Login: Skipton **Password:** Development

Existing Wayleaves, Easements and Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Method of Sale

The site is for sale freehold with vacant possession on completion. We are seeking offers on an unconditional or conditional basis. Should you be interested then please write to either Matthew Jones at Savills (UK) Limited or Ian Blackett at Davison Blackett Limited. Dependent upon the level of interest we may ask for bids by informal tender on a date to be agreed.

VAT

The vendor reserves the right to charge VAT.

Viewing

Viewing of the site is strictly by appointment and can be arranged via the joint agents. Should you wish to make an appointment, please contact:

Matthew Jones – Savills (UK) Limited
0113 220 1255

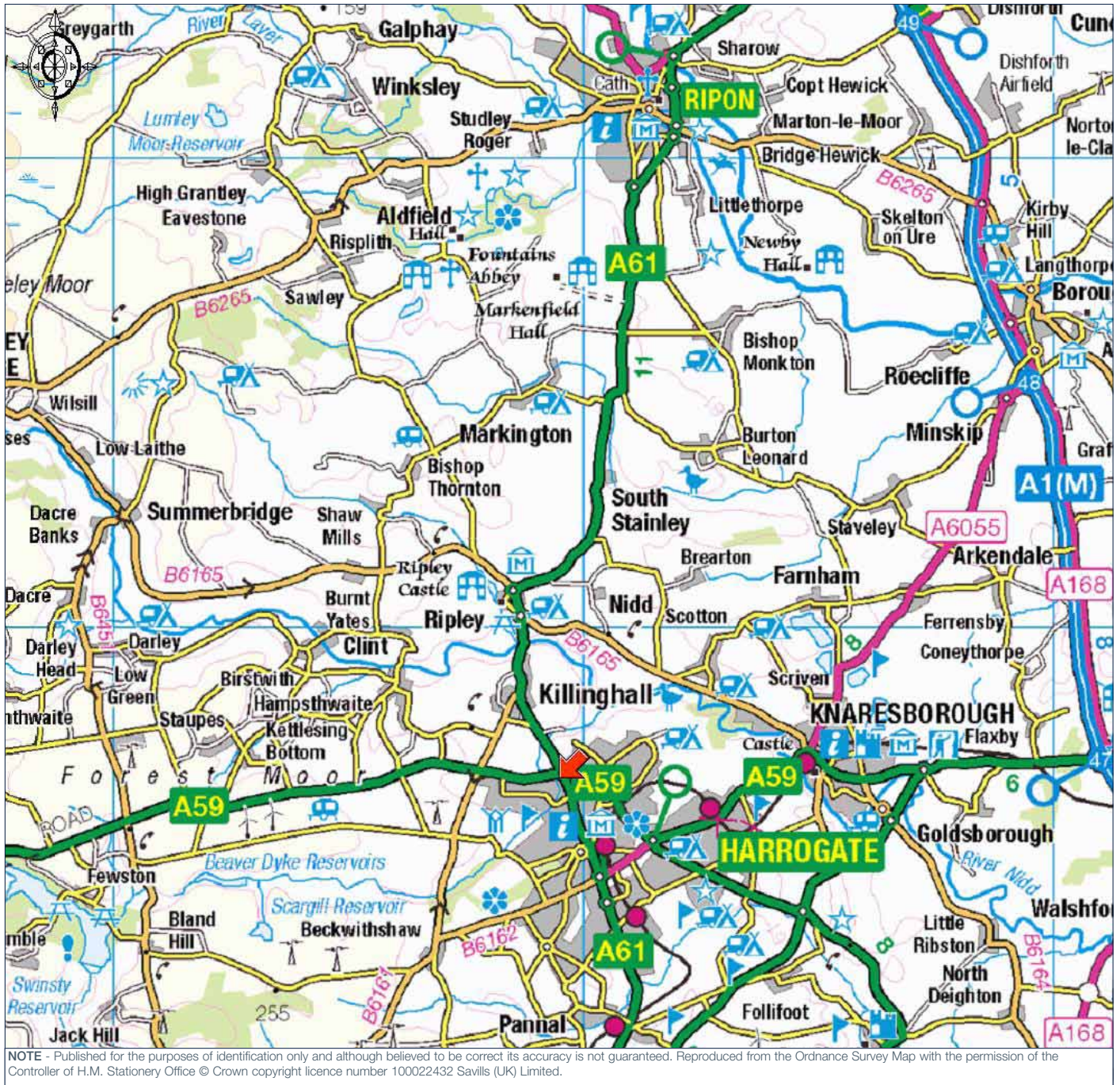
Ian Blackett – Davison Blackett Limited
01670 828 202

September 2016



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Savills Leeds
 Ground Floor
 City Point
 29 King Street
 Leeds LS1 2HL
 +44 (0) 113 244 0100

Matthew Jones
 +44 (0)113 220 1255
 mjones@savills.com

Ian Blackett
 +44 (0)1670 828 202
 ianblackett@btconnect.com

Davison Blackett
 LIMITED

savills.co.uk

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