



Residential Development Opportunity
Land off Springfield Close, Ripon
Ripon, North Yorkshire, HG4 2RR



KEY CONSIDERATIONS

- Gross Site Area approximately 7.86 acres (3.18 Ha)
- Greenfield Site within 0.8 miles north of Ripon Town Centre
- A resolution to grant planning permission was made subject to conditions and a S106 Agreement. The application was withdrawn. Technical information is available on the planning portal Reference 21/00387/FULMAJ
- Offers invited by midday on 29th September 2023



View from Springfield Close



View towards Springfield Close

LOCATION

Ripon is a historic Cathedral City with a population of approximately 16,500 people and a thriving town centre focused on the Market Square with a wide range of speciality shops, restaurants, cafes and pubs.

Ripon benefits from a number of excellent schools including Ripon Grammar School and the outstanding OFSTED rated Outwood Academy.

The city is well located for access to the motorway network with Junction 49 of the A1(M) approximately 4 miles to the east and Junction 50 approximately 4 miles to the northeast.

The site is located off Palace Road via Redhills Road and Springfield Close approximately 0.8 miles to the north of Ripon Town Centre.

DESCRIPTION

The site is a greenfield site and extends to approximately 7.86 acres (3.18 hectares) and is contained within Title Number NYK 129022. The site is generally level and is predominantly covered in grass with dense tree cover to the perimeter of the site.

The site is accessed off Springfield Close, an adopted highway.

PLANNING

The site is an allocated Housing Site in the Adopted Harrogate Local Plan (Adopted 2020).

A resolution to grant planning permission was made and deferred by Harrogate Council subject to conditions and a S106 Agreement. The development layout proposals are for a scheme of 30 house comprising of a mix of 2, 3, 4 and 5 bedroom properties.

The application was withdrawn as a consequence of the delay in providing a Ground Stability Report within the time frame required under the condition.





RIPON

Springfield Close

TECHNICAL INFORMATION

A schedule of the technical information relating to the planning permission is available on the planning portal under Reference 21/00387/FULMAJ.

VIEWING

Viewing of the site can be obtained from Springfield Close. Should you wish to walk the site, please contact the agents beforehand. Any inspections are undertaken at your own risk.



Access Via Springfield Close

METHOD OF SALE

Offers are invited by informal tender on either a conditional or unconditional basis. Bids are to be submitted to Andrew Corbett at andrew@smiths-surveyors.co.uk by midday on 29th September 2023.

ANTI MONEY LAUNDERING CHECKS

To comply with AML regulations, identification checks and confirmation of source of funding is required from any purchaser.

FURTHER INFORMATION

Please contact the sole agents:



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