



Land At Colber Lane, Bishop Thornton, Harrogate, North Yorkshire HG3 3JR

FOR SALE

Residential Development Opportunity

**0.30 Hectare
(0.74 Acre)**

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DESCRIPTION

Development site of approximately 0.3 hectare (0.74 acre) with planning consent (Permission in Principle) for five detached dwellings (ref no. 19/01512/PIP).

LOCATION

Bishop Thornton is a popular village which includes a primary school, two churches and a public house and the World Heritage site of Fountains Abbey is a short distance away. The nearby village of Ripley offers a range of retail facilities, together with the spa town of Harrogate (7 miles south) and the Cathedral City of Ripon (8 miles north).

TENURE

Freehold with vacant possession upon completion.

PLANNING

The site comprises grazed agricultural land not located in the Green Belt. The illustrative proposed layout allows for the retention of mature trees and some of the hedgerow to Colber Lane. Planning consent (Permission in Principle) was granted on 10 May 2019 and further information can be obtained from the Harrogate Borough Council Planning Portal (ref no 19/01512/PIP).

SITE AREA

Gross Site Area	ha	acre
Total	0.3	0.74

VAT

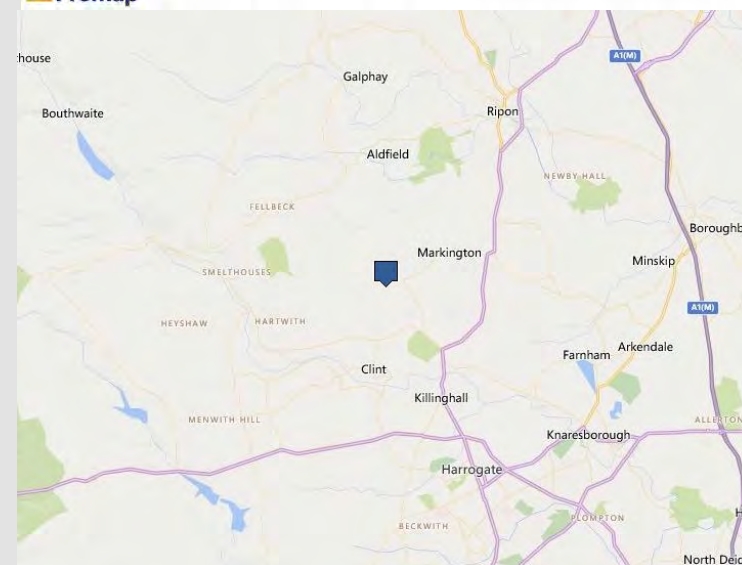
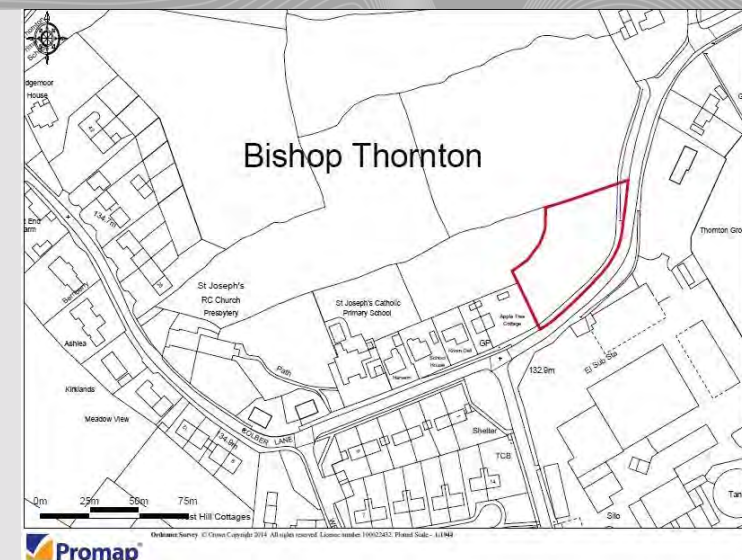
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate, which may be charged.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS OF DISPOSAL

Offers are invited for the Freehold site with vacant possession on either a conditional or unconditional basis. Further details are available from the Sole Agent.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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