

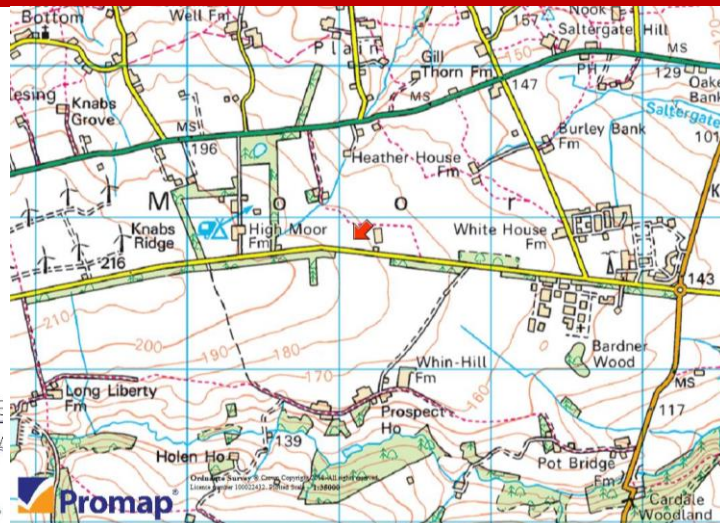
## INVESTMENT LAND FOR SALE

7.772 Hectares(19.2 Acres)



**PENNYPOT LANE  
HARROGATE  
HG3 2SN**

- POTENTIAL FOR FUTURE DEVELOPMENT
- NOT IN GREENBELT BUT OUTSIDE CURRENT DEVELOPMENT LIMITS
- CLOSE TO HARROGATE TOWN CENTRE



## LOCATION

The land occupies a main road position on Pennypot Lane in a semi-rural locality. The site is located just West of West Harrogate Household Waste Recycling Centre. Harrogate Town Centre is 3 Miles to the East.

## DESCRIPTION

The Freehold land comprises a level site currently used as grazing land. There is a public right of way across the site running East to West. Although not in the Greenbelt, the land is currently outside the development limits. Persimmon have gained recent planning permission for 600 houses nearby. The site measures approximately 7.772 hectares (19.2 Acres).

## SERVICES

We understand mains services are available adjacent to the site but purchasers should make their own enquiries of the relevant authorities. We are advised that there is a metered water supply on the site.

## TERMS

Offers invited for freehold interest in the region of £350,000.

## TENURE

Freehold

## VAT

This transaction will not be subject to VAT.

## LEGAL COSTS

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

## VIEWING

Access onto the site is strictly by arrangement with Nabarro McAllister & Co Ltd.

## ENQUIRIES

Nabarro McAllister  
Email: [info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

Nabarro McAllister & Co. Ltd.  
Devonshire Lodge,  
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LS8 1AY

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## SUBJECT TO CONTRACT

April 2018

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The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.



