

**Development Opportunity
Canal Saw Mills
Bondgate
Ripon
HG4 1AQ**



**FOR SALE BY INFORMAL TENDER – CLOSING DATE FOR RECEIPT
OF OFFERS FRIDAY 26 APRIL 2024**

A rare opportunity to acquire a two storey stone built detached Grade II Listed building suitable for a variety of uses subject to planning consent and occupying a lovely setting on the banks of the Canal in the historic North Yorkshire Cathedral City of Ripon.

OFFERS INVITED, IN EXCESS OF £200,000

T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate HG1 1JX
E: harrogate@carterjonas.co.uk

carterjonas.co.uk

GENERAL COMMENTS

The building was the former canal warehouse and Wharf manager's house now part of the Canal Saw Mills commercial complex, conveniently located just south of the City centre. As indicated on the attached site plan, the property also owns the strip of garden along Canal Road down the southern bank of the Canal itself and the trees on this land have preservation orders on them. Pedestrian access only will be provided across the courtyard immediately in front of the building.

The property occupies a very pleasant and discreet setting within a short walk of the city centre, which provides an excellent range of daily shopping and recreational facilities together with highly regarded schools of most denominations. The fashionable conference town of Harrogate lies 12 miles to the south and the thriving city of Leeds some 30 miles to the south. There is easy access to the A1 (4 miles to the northeast), regular train services from York to London Kings Cross and national and international flights from Leeds/Bradford airport.



HISTORIC NOTE – RIPON CANAL & BASIN

A canal to connect Ripon to the River Ure was first proposed in 1736 and was constructed between 1767 and 1773 to plans by engineer John Smeaton. Derelict by 1894 and abandoned in 1956, the 2 mile canal was partially restored in the 1980s and the Canal Basin was finally reopened in 1996.

ADDITIONAL INFORMATION

Agents note – As stated the property could be suitable for a variety of uses but currently only as a storage facility. Any other uses will require full detailed planning approval and Listed Building consent.

A pedestrian right of way exists for all purposes over the access coloured brown on the attached plan, and subject to an according to user liability.

There is mains electricity connected to the property, however, other mains services are located within close proximity to the property.

Tenure – The property will be sold on a freehold basis with vacant possession given on legal completion.

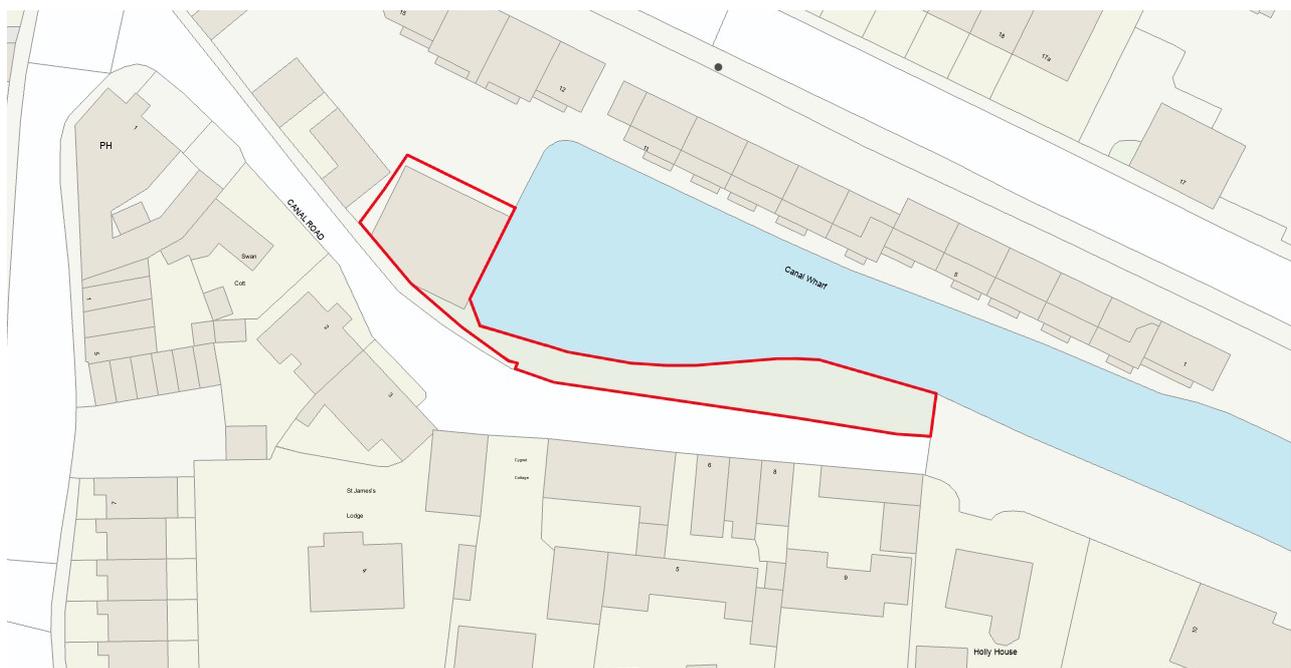
Viewing – Possession of these sale particulars is sufficient authority to walk on site however applicants are requested not to enter the building for health and safety reasons.

Directions – Approaching Ripon from the south on Harrogate Road (A61) at the roundabout turn right and continue along the Ripon bypass. Cross straight over the first roundabout and at the second turn left onto Boroughbridge Road (A6265). This becomes Bondgate Green and Ripon Canal Basin is approximately ¼ mile on the left. The turning into the courtyard is immediately before Bondgate Green Lane where there is a small carpark virtually opposite Ripon Bowling Club. The building will be seen in the adjacent brick set courtyard next to the canal.

For more detailed information, please contact Simon Wright at Carter Jonas.

DD: 01423 707818

Email: simon.wright@carterjonas.co.uk





Offers for the purchase of:

**Development Opportunity, Canal Saw Mills
(Subject to Contract)**

1. All offers should be in writing and should reach Carter Jonas' Harrogate office by 12 noon on Friday 26 April 2024 in a sealed envelope clearly marked "Offer for Residential Development Opportunity, Canal Saw Mills".

Offers may be submitted via email to simon.wright@carterjonas.co.uk which, upon receipt, will be printed and entered into a sealed envelope on your behalf. Please ensure the title of the email is marked as above.

2. Offers may only be made for the whole, as described in the sale particulars.
3. Your offer should be for a fixed sum - escalating or accumulating bids will not be considered. It is suggested that offers should be for an uneven figure so as to avoid the possibility of identical offers.
4. All offers should give an indication as to whether such offers are subject to any special conditions.
5. An indication and proof should also be provided as to the source and availability of the necessary finance to complete a purchase.
6. Details of the solicitor who will be acting should be stated within your offer letter.
7. Offers will be submitted to our client immediately after the tender date and we will endeavour to advise you as to the outcome as soon as possible
8. Our client does not undertake to accept the highest or, indeed, any offer.

**Carter Jonas, Regent House, 13-15 Albert Street, Harrogate HG1 1JX
Telephone: 01423 523423**