

DEVELOPMENT  
OPPORTUNITY



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**FORMER AUCTION MART, NORTH ROAD, RIPON**  
For Sale with Detailed Planning Consent for the Siting of 32 Residential Caravans  
Extending to Approx 3.67 acres (1.48 ha)



# Former Auction Mart Land & Premises, North Road, Ripon, North Yorkshire HG4 1JP

## Development Opportunity close to Ripon City Centre

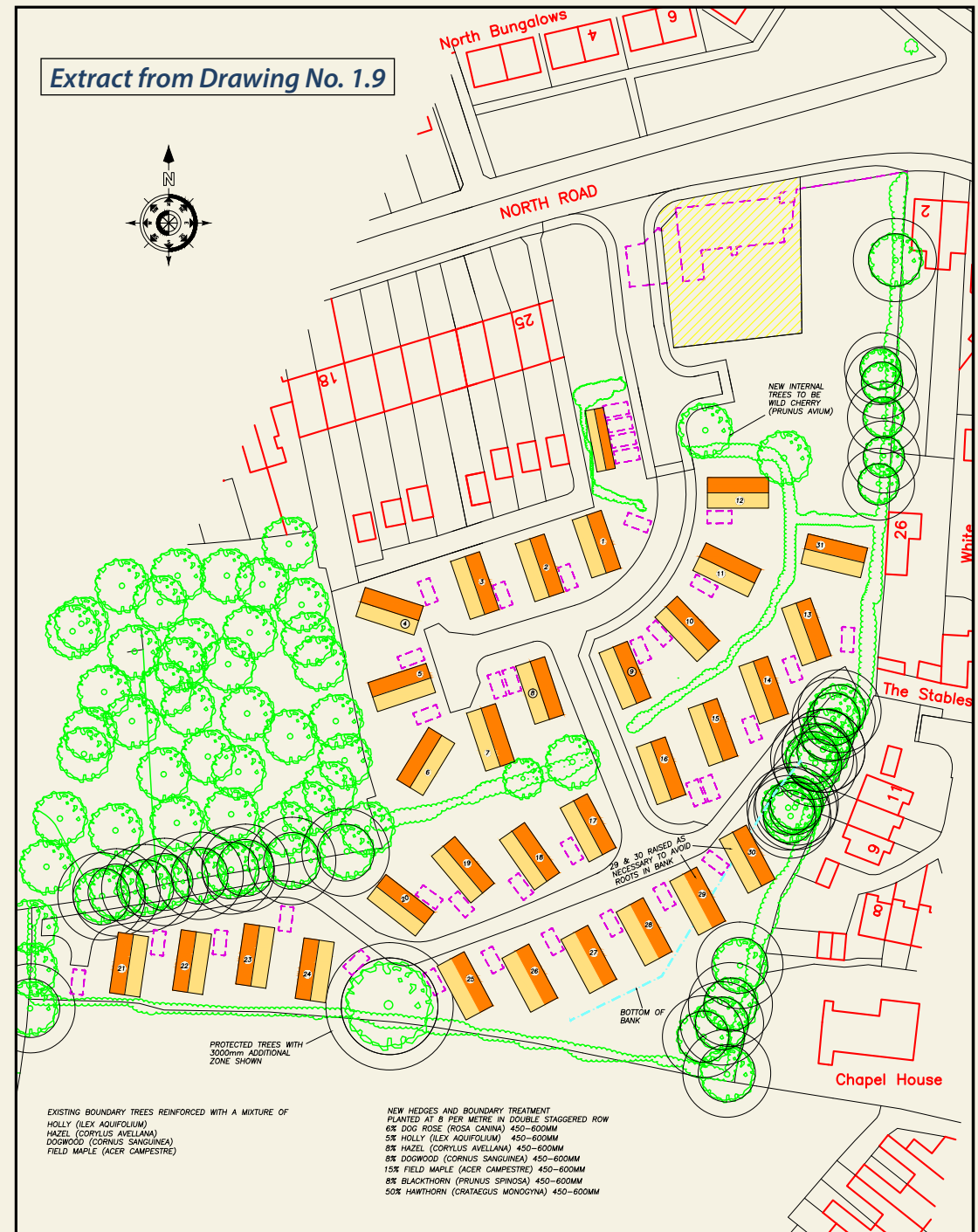
Available For Sale Freehold as a Whole

Detailed Planning Permission Granted on 10th November 2017 for 'Change of Use of Land to allow for Siting of 32 Residential Caravans'.  
Application No. 16/02116/FULMAJ.

Approx 3.67 acres (1.48 ha)

Freehold Offers Invited

[www.fordymarshall.com/RiponAuctionMart](http://www.fordymarshall.com/RiponAuctionMart)



## Location

The City of Ripon is located in North Yorkshire on the River Ure. Ripon is a beautiful market town ideally located to explore the Yorkshire Dales or even the North York Moors.

The city is noted for its main feature, Ripon Cathedral which is architecturally significant, as well as the Ripon Racecourse. Nearby attractions include the World Heritage site of Fountains Abbey and Studley Royal, Newby Hall (a stately home), the 14th century Ripley Castle, a modern theme park at Lightwater Valley and the village of Masham with its two breweries.

Ripon sits on the A61 and has excellent transport links and easy access to the A1(M) within approximately 4 miles.

Boroughbridge 7.5 miles; Harrogate 12 miles; Thirsk 15 miles.

## Situation

The property stands approximately half a mile north east of the Market Square, with direct access from North Road.

## Description

The property comprises the land and buildings of the former Ripon Auction Mart. These include various portal steel framed 'agricultural style buildings', former livestock stalls and holding pens, together with the former Mart offices, and petrol filling station fronting North Road. (The underground fuel tanks have been decommissioned and back filled).

In addition the property being offered also includes the site of what was formerly the Mart Manager's House at 26 Magdalen's Close, Ripon. This site is currently derelict.

The site extends in total to approx 3.67 acres (1.48 ha).

## Planning

The property benefits from a detailed planning consent granted on 10th November 2017 for 'Change of Use of Land to Allow Siting of 32 Residential Caravans'.

Application No. 16/02116/FULMAJ, in respect of the main Mart site.

The consent allows 12 month use of these new dwellings.

## Planning Obligations

The planning consent is issued subject to a Section 106 Obligation via a Unilateral Undertaking dated 21st August 2017.

This requires a financial contribution in the sum £39,676.66 for the purposes of creating or upgrading public open space.

In addition, the consent is subject to various conditions, including the following:

The development shall be begun on or before 10.11.2020.

The development shall not be carried out otherwise than in strict accordance with the submitted details as amended Drawings No. 1.9 (Site Plan) and 1.10 Boundary Plan.

An updated assessment shall be made of the potential for the site to support great crested newt, in the light of an assessment of the pond 150m to the east. A method statement for the avoidance of harm to great crested newts during the course of works and for the retention of elements of great crested newt terrestrial habitat shall be submitted prior to commencement of works.

Any vegetation removal shall be undertaken outside the main birds nesting season (March - August inclusive) unless a pre-commencement check by a suitably experienced ecologist demonstrates that no actively nesting birds would be disturbed.

No works shall be undertaken to the mature ash tree (TN1) unless an updated bat roost potential and/or activity survey has been submitted.

The chalets shall be used for permanent occupation for persons over the age of 55 only.

A detailed ecological mitigation and enhancement scheme for the site, to include the construction phase, as well as provision for its ongoing future management, shall be submitted.

No development approved by the planning permission shall take place until a remediation strategy, that includes the stated components within the consent, to deal with the risks associated with contamination of the site shall each be submitted.

No building or other obstruction including landscape features shall be located over or within 3.5 metres is required at each side of the unknown and 450mm diameter sewers, and no building or other obstruction including landscape features shall be located over or within 4.0 metres is required at each side of the 910mm public surface water sewer centre-line that traverse the site.

No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off site works have been submitted.

## Proposed Scheme

The proposed scheme incorporates the siting of 31 park homes together with additional reception/office building which could be used as an additional residential unit under the terms of the consent.

There is no specific design criteria for the units which we expect could either be in the form of log cabins or park homes.

It is envisaged that they will be prefabricated units, sitting on concrete pads, with access to mains water, electricity and drainage.

Please refer to Drawing Nos. 1.9 (Site Plan) 1.10 (Boundary Details) which available on request or to download.

## Planning Authority

Interested parties should make their own enquiries with Harrogate Borough Council.  
Telephone: 01423 500 600. [www.harrogate.gov.uk](http://www.harrogate.gov.uk).

## Highways / Access

The existing access to the Mart from North Road will be retained subject to upgrade in accordance with the planning consent.

There is a separate right of access reserved via Magdalen's Close. Full details available on request.

## Services

We understand mains electric, telecoms, water and foul and surface drainage connections are all available to the site, subject to agreement with associated providers. Prospective purchasers are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

## Ground Conditions

Purchasers should be aware that the site includes areas of made ground and also there is existence of underlying gypsum, particularly in the central area of the site.

The existence of gypsum in the general area is well documented and further information is available on the Geo-environmental Appraisal carried out for this site in July 2016 by Lithos Consulting. A copy is available on the planning website or can be supplied by the agents.

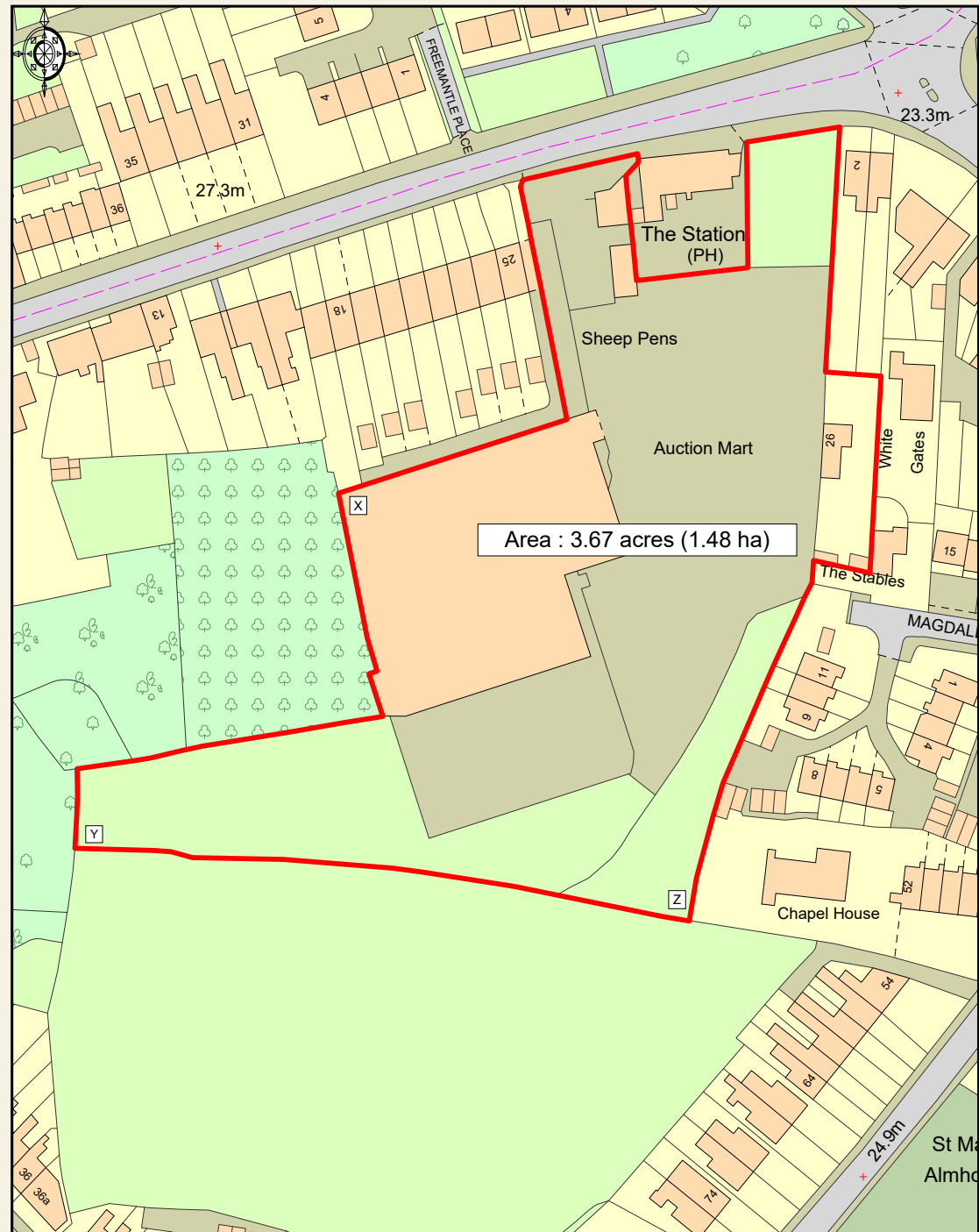
## Business Rates

We have been advised that the property has now been de-listed.

## Legal Title & Tenure

The property is to be sold freehold, with vacant possession on completion.

The main site is registered under Title No. NYK305187.



### Reservations on Sale

The property will be sold subject to a reservation on access to adjoining land between Points X, Y and Z shown on the Sale Plan. The reservation will remain in place for a period of 20 years.

The property will also be sold subject to clawback. This will be applicable in the event of an enhanced planning consent being achieved on the site, within a period of 10 years following completion, to include either additional park home plots or variations in uses. Any value enhancement to be payable at the rate of 50%.

In each case any future payment emanating either from the ransom strip or clawback will be payable to the Royal Agricultural Benevolent Institute and the Addington Fund.

Further details available from the agents.

### Easements, Wayleaves and Rights of Way

The land is offered subject to, and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

### Guide Price

Offers invited for the freehold interest.

### VAT

We understand that the property is elected for VAT, and therefore VAT will be due in addition to the purchase price.

### Further Information

The listed information below is available from the selling agents Fordy Marshall, or can be downloaded from: [www.fordymarshall.com/RiponAuctionMart](http://www.fordymarshall.com/RiponAuctionMart)

- \* Title Plan
- \* Lithos Ground Report
- \* Planning Decision Notice
- \* Drawing Nos. 1.9 and 1.10
- \* Sale Plan

### Viewing

The property can be viewed from North Road. Site inspections should be arranged by prior appointment with Fordy Marshall. Viewers and visitors to the property do so at their own risk.

For more information and appointments for access please contact:

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If you require this publication in an alternative format, please contact Fordy Marshall on 01937 918 088 or Strutt and Parker on 01423 561 274. Particulars Prepared January 2018.

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