



## Industrial Site / Development Land 1.85 Acres (0.75 Hectares)

- Rare freehold opportunity with development potential
- Good access to Junction 48 of the A1(M) Motorway & North Yorkshire
- Predominantly flat site with compacted hardcore surface
- Secure site with palisade perimeter fencing and access via an electric sliding gate



## Location

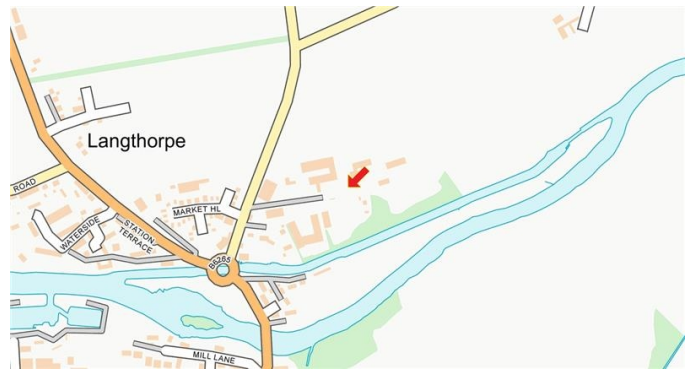
The site is strategically located approximately ½ mile north of Boroughbridge Town Centre, circa 1.5 miles north of Junction 48 of the A1 (M) Motorway and just under 5 miles south of Junction 49 of the A1 (M) Motorway.

The site itself is accessed off Milby Lane, which leads directly to Junction 49 of the A1(M) Motorway via the B6265.

## Description

The site totals 1.85 acres and benefits from the following specification;

- Predominantly flat site
- Compacted hardcore surface
- Secure site with palisade perimeter fencing and access via an electric sliding gate
- Single access via an electrically operated sliding gate



## EPC

The site has established uses for B2, B8 and a sui generis use of coal merchants yard.

All parties are to make their own enquires via Harrogate Borough Council Planning Department on 01423 500 600.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Terms

The property is available by way of a freehold sale of the site.

Price on application.

## Viewings

For further information or to arrange a viewing please contact;

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