



LAND & BUILDINGS AT PARK HILL FARM,  
WALTON ROAD, WETHERBY

LS22 5DZ

**MERIT ESTATES**



## LAND AND BUILDINGS FOR SALE

### UNIQUE DEVELOPMENT OPPORTUNITY ON THE EDGE OF WETHERBY

The Land and Buildings at Park Hill offer a unique development opportunity for an investor or business to create a flexible commercial development on the edge of a thriving and rapidly growing market town, with excellent links to major transport routes.

Most of the existing building already benefits from planning permission for change of use to a flexible commercial use (Application 17/08452/DPD).

The Sellers are seeking developers to take the property forward, subject to conditional contracts and further consents.

OFFERS INVITED

CONDITIONAL CONTRACTS OR JOINT VENTURES CONSIDERED

## **Property Description**

The property (as edged red on the plan) consists of a modern agricultural building of approximately 8,000sqft GEA, built to a high specification with polished concrete reinforced floor, heavy duty steel and concrete panel walls. The building has been built to a specification to allow for the installation of a first floor, if required, and subject to the necessary consents. The building sits at the southern end of an enclosed site of approximately 4 acres.

A major proportion of the building obtained planning permission for change of use to a flexible commercial use (Application 17/08452/DPD) in March 2018. Further consent to sub-divide the building was consented in March 2018 in addition to consent for further hardstanding and alterations to the access.

The Sellers are seeking developer/investors/end-users to take the property forward for an agreed commercial use to support a detailed planning application for the whole site. They are open to offers for joint ventures or conditional contracts.

## **Location**

The property is located on the south side of Walton Road on the east side of the A1, close to Wetherby. Access is directly off Watersole Lane, currently owned by the Sellers. Access will be provided unconditionally as part of an agreement.

## **Services**

The property benefits from three phased power and a private high-volume borehole. We are informed that mains gas is in close proximity. There are no sewage services.

## **Planning Information**

Prospective Purchasers are encouraged to consult their own planning advisors with regards to the progress on the Leeds Outer North East Development Plan.

## **Mineral Rights & Sporting Rights**

Included insofar as they are owned.

## **Council Tax/Business Rates**

The commercial area of the building has not yet been rated, however, it is believed that Business Rates will apply. The agricultural areas are currently exempt from Business Rates.

## **Energy Performance Certificate**

The building is currently not heated and is therefore exempt from an EPC.

## **Method of Sale**

The Sellers are open to offers for conditional contracts and joint venture agreements. The property will be sold without further restrictive covenants or overages subject to contract.

## **Access**

Unrestricted access will be provided as part of an agreement to service the property. The Buyers will be required to fund the upgrade of the entrance at Watersole Lane as part of any development consents.

## **Enquiries**

All enquiries are to be directed to Will Parker MRICS on 07863 209382 or [will@merit-estates.co.uk](mailto:will@merit-estates.co.uk)

## **Burdens and Covenants**

The property is sold subject to all existing burdens, covenants, rights of way, easements, quasi-easements, rights and wayleaves; whether mentioned in these Particulars or not. Prospective Purchasers are expected to satisfy themselves of such rights prior to purchase through their own enquiries.

## **Legal**

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall description of the property.

All measurements are approximate. Any services commented upon have not been tested by the Agents and Prospective Purchasers are expected to satisfy themselves of their condition prior to purchase.

Particulars prepared: October 2018