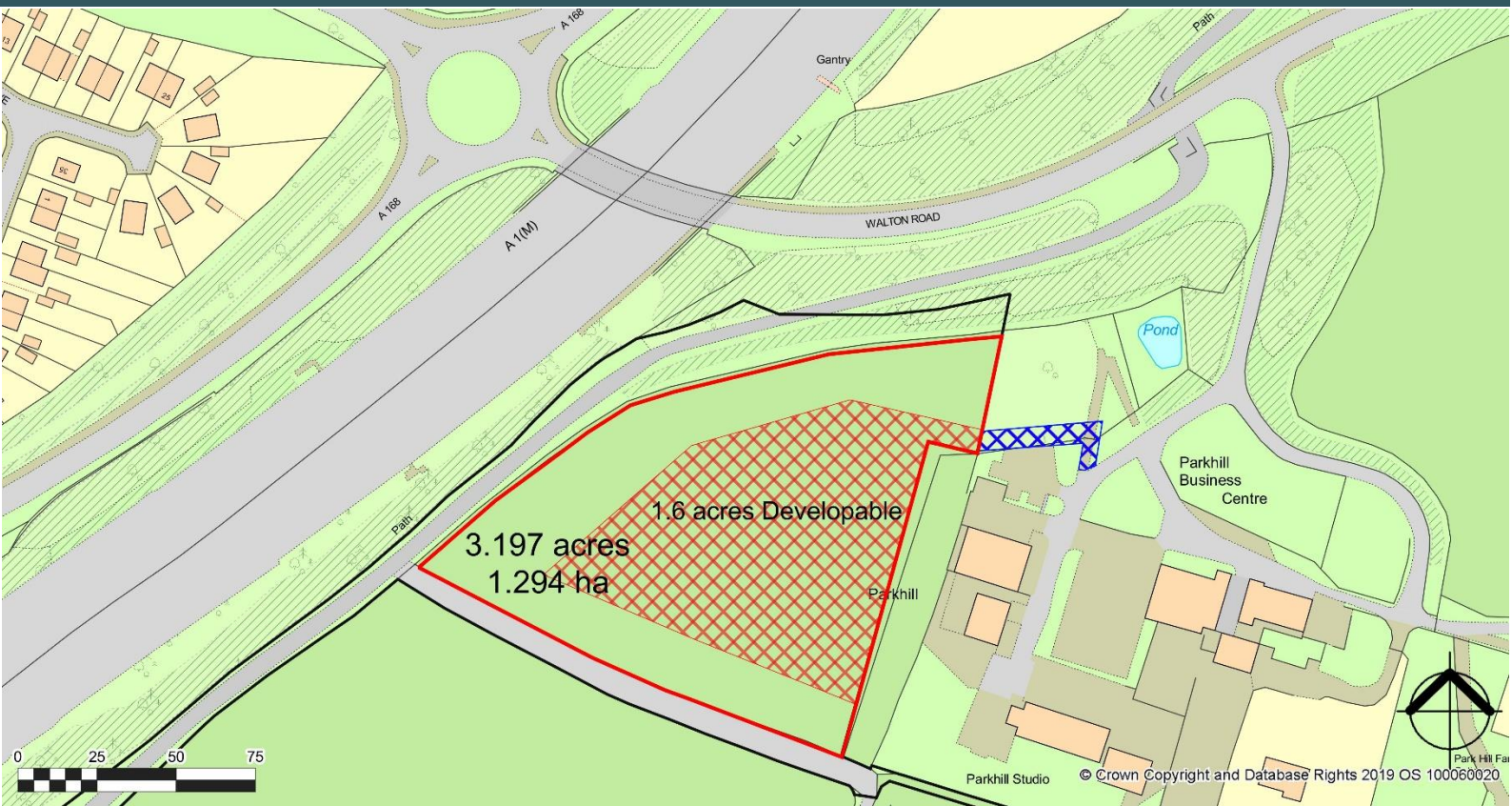




LAND AT PARK HILL FARM, WALTON ROAD,
WETHERBY

LS22 5DZ

MERIT ESTATES



LAND FOR SALE

APPROX 3.2 ACRES DEVELOPMENT OPPORTUNITY ON THE EDGE OF WETHERBY

The Land at Park Hill offers a rare development opportunity for an investor or business to create a commercial development on the edge of a thriving and rapidly growing business centre, with excellent links to major transport routes.

The Sellers are seeking developers or end users to take the land forward, subject to planning and further consents.



OFFERS INVITED

CONDITIONAL CONTRACTS OR JOINT VENTURES CONSIDERED

Property Description

The land (as edged red on the plan) forms part of a wider title (as edged black) and is currently in agricultural use. The land is offered to the market by the historic owners of Parkhill Farm as the original developers of the Parkhill Business Centre.

The shaded area amounts to approximately 1.6 acres of developable space, with the periphery offered as biodiversity offsetting or potential woodland. The site can be accessed along the blue shaded area which forms part of the seller's wider ownership.

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.

The site has a prominent position on elevated ground overlooking the A1(M) and Walton Road. It offers a commanding position for a commercial headquarters or shared offices in a thriving business centre.

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 Walton Road through the Business Centre. Access will be provided unconditionally as part of an agreement from the Sellers.

Services

The property benefits from power across the site. 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 planning potential. The site is within Leeds City Council Outer North East. The area is not Green Belt.

Mineral Rights & Sporting Rights

Included insofar as they are owned.

Council Tax/Business Rates

The land is currently agricultural and carries no business rates.

Seller's Reservations

The Sellers reserve the right to withdraw from sale, lot or amend boundaries at any point during the marketing period.



Method of Sale

Informal Tender. 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 installation of a new access road across the blue shaded area.

Enquiries

All enquiries are to be directed to Will Parker MRICS on 07863 209382 or 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 2020

Photos Taken: October 2020