

FORMER
SAW MILL &
TIMBER YARD

Nidd Valley
Saw Mills
Dacre Banks/
Summerbridge
Harrogate
HG3 4EA

- 1.36 ha (3.36 acres)
- 1,293.98m² (13,928 sq ft)
- Riverside setting
- Accessible location with far reaching rural views

*Indicative boundaries are for

identification purposes only.

Redevelopment potential (subject to planning)





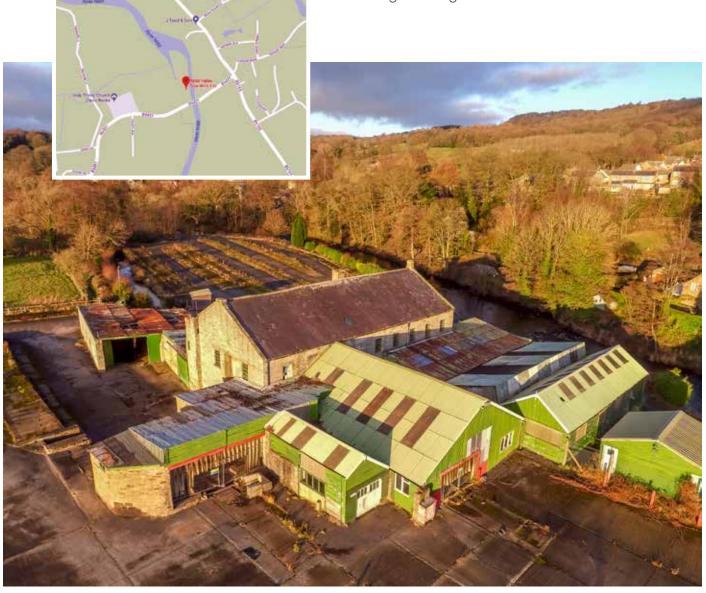
Location

The site is located adjacent to the River Nidd and with frontage and access to the highway (B6451) positioned between the villages of Dacre of Summerbridge approximately 7 miles to the north west of Harrogate and 2.5 miles south east of Pateley Bridge in Nidderdale in the Harrogate district of North Yorkshire.

Description

The former Nidd Valley Saw Mills comprises a broadly level and irregular shaped site including concrete surfaced loading platforms, yards and circulation with tarmacadam surfaced access roadway.

A two storey (and part single storey) stone mill building has a pitched blue slate covered roof on timber queen post trusses, single storey stone and brick sawmill extensions and a number of prefabricated office and storage buildings.







Accomodation_

Description	M²	(sq ft)
Mill Buildings	567.17	(6,105)
SS Extensions & Offices	726.81	(7,823)
Total	1,293.98	(13,928)

Rating_

From our enquiries of the valuation office website the premises are assessed for business rates as follows:-

Factory & Premises

RV £25,750

The National Uniform Business Rate for 2017/18 is 46.6p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning_

The vendors planning consultants have engaged in pre-application discussions with the local planning authority. The pre-application correspondence, site analysis drawing and indicative scheme are available upon application, together with the response from Harrogate Borough Council.

The Proposal_

Unconditional and conditional offers are invited.

VAT_

VAT will not be applicable upon the purchase price.

Legal Costs_

Each party to be responsible for their own reasonable legal costs incurred in connection with a transaction.





Nidd Valley, Saw Mills Dacre Banks / Summerbridge Harrogate HG3 4EA





Michael Steel & Co

Conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors. lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

* The boundaries are identified edged white for identification purposes only.



Contact_

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December 2017 Subject to Contract

