



# Nidd Valley Saw Mills

**DACRE BANKS/SUMMERBRIDGE,  
HARROGATE, HG3 4EA**

**For Sale (may let)  
Former Saw Mill & Timber Yard**

**1.36 ha (3.36 acres)**

## Site

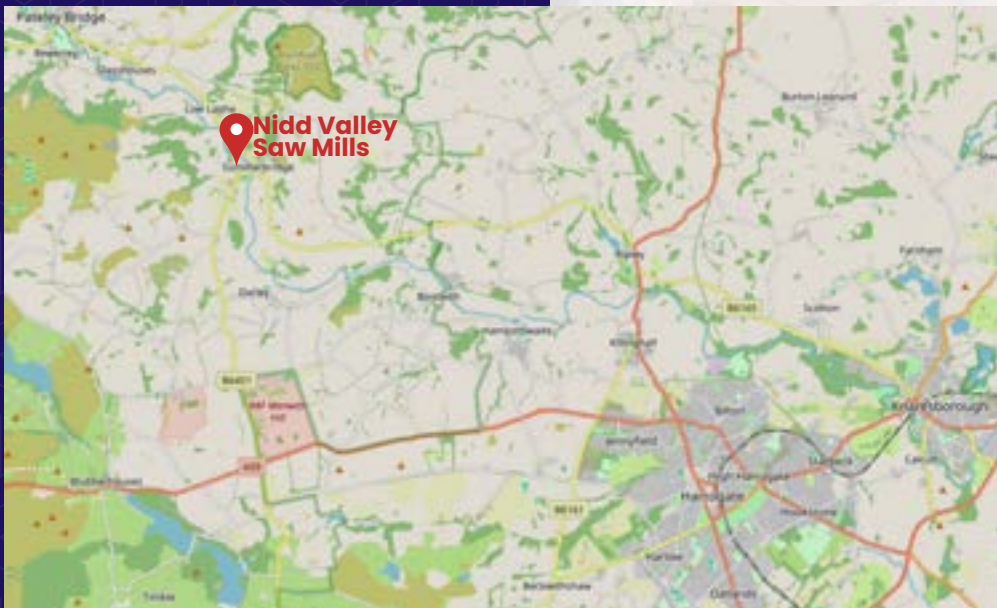
Accessible location in riverside setting.

Edge of village position.

Predominantly 'hard' surfaced site suitable for a variety of uses (STP).

## Location

The property is located adjacent to the River Nidd fronting the highway B6451 between the villages of Summerbridge and Dacre 2.5 miles south east of Pateley Bridge in Nidderdale and 7 miles north west of Harrogate.



 **Michael Steel & Co**  
PROPERTY CONSULTANTS

0113 234 8999  
[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)





### Description

The former saw mills premises comprise a broadly level site including concrete and macadam surfaced yards.

A two and part single storey mill building at the property is in a derelict condition.

### Rating

Through our enquiries of the Valuation Office website the property is now excluded from the schedule of business rating assessments.

### Planning

The property is located within the Pateley Bridge & Nidderdale Wards of North Yorkshire Council and are allocated as Outstanding Natural Beauty on the Summerbridge Local Plan.

The property is considered to have an existing use within the Use Classes Order (as amended).

The new Use Class E (with effect from 01 September 2020) includes retail, offices, indoor sport and recreation, creche/nursery/day centre and any industrial use (being a use which can be carried out in a residential area).

A planning application for residential development, conversion and glamping pods (decision number 22/03773/FULMAJ) was refused in June 2023. A planning application for conversion and extension of buildings to form apartments plus the development of residential and employment was refused in July 2025.



### EPC

The property is exempt from requiring an Energy Performance Certificate.

### Price

£1,350,000

### VAT

The purchase price is exclusive of VAT. It is understood VAT will not be applicable.

### Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

### Legal Costs

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

### Viewing/Enquiries

Strictly by appointment only with the sole agents:-

### Michael Steel & Co

Tel: 0113 234 8999

### Andrew Steel

[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)

### Richard Barker

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### Ben Preston

[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

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.

**Our Ref: 2472/A/S**

**September 2025. Subject to Contract**