

**Potential Development Opportunity  
Rutland Drive  
Harrogate  
HG1 2NX**



**Arguably one of the last and best potential building plots in the Duchy area.**

**A fantastic opportunity to purchase a potential development site extending to about ½ an acre, occupying a lovely position in this highly sought after residential neighbourhood in the prime Duchy area.**

**For Sale by Private Treaty**

**Guide Price £1.2 million**

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## **GENERAL COMMENTS**

This is a unique opportunity to acquire a ½ acre plot of land in a prime residential area – it is believed to be one of the last undeveloped parcels of land in the Duchy area.

This excellent level site is accessed off Rutland Drive and had planning consent granted for a substantial detached property in December 2017 – decision notice 17/04372/FUL – the consent lapsed in 2020. More recently, a planning application has been submitted seeking consent for a large detached family house on the site. The application is currently in the process of being validated.

The site occupies an enviable position in the prime Duchy residential area, close to the Valley Gardens and Pine Woods and within about ½ a mile of the town centre which offers a wide variety of shops, restaurants and recreational facilities. A number of highly regarded schools are within walking distance including Harrogate Ladies College, Highfield Prep School and Brackenfield School. For the commuter, there is easy access to the business centres of Leeds, Bradford and York, the national motorway network and Leeds/Bradford International Airport.

For more detailed information relating to this potential development opportunity, please contact Tony Wright at Carter Jonas.

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