

FOR SALE EMPLOYMENT LAND 9.92 acres

An aerial photograph of a large industrial site. A red line outlines a specific area of land, which includes a large paved area, a grassy field, and a wooded area. To the right of the outlined area is a large industrial building with a green roof. The background is filled with dense green trees.

Detailed planning consent pending
134,587 sq ft (12,073 sq m)

Site boundary is for indicative purposes

DEVELOPMENT LAND JUNCTION 47 A1M Flaxby, Knaresborough, North Yorkshire, HG5 0XJ

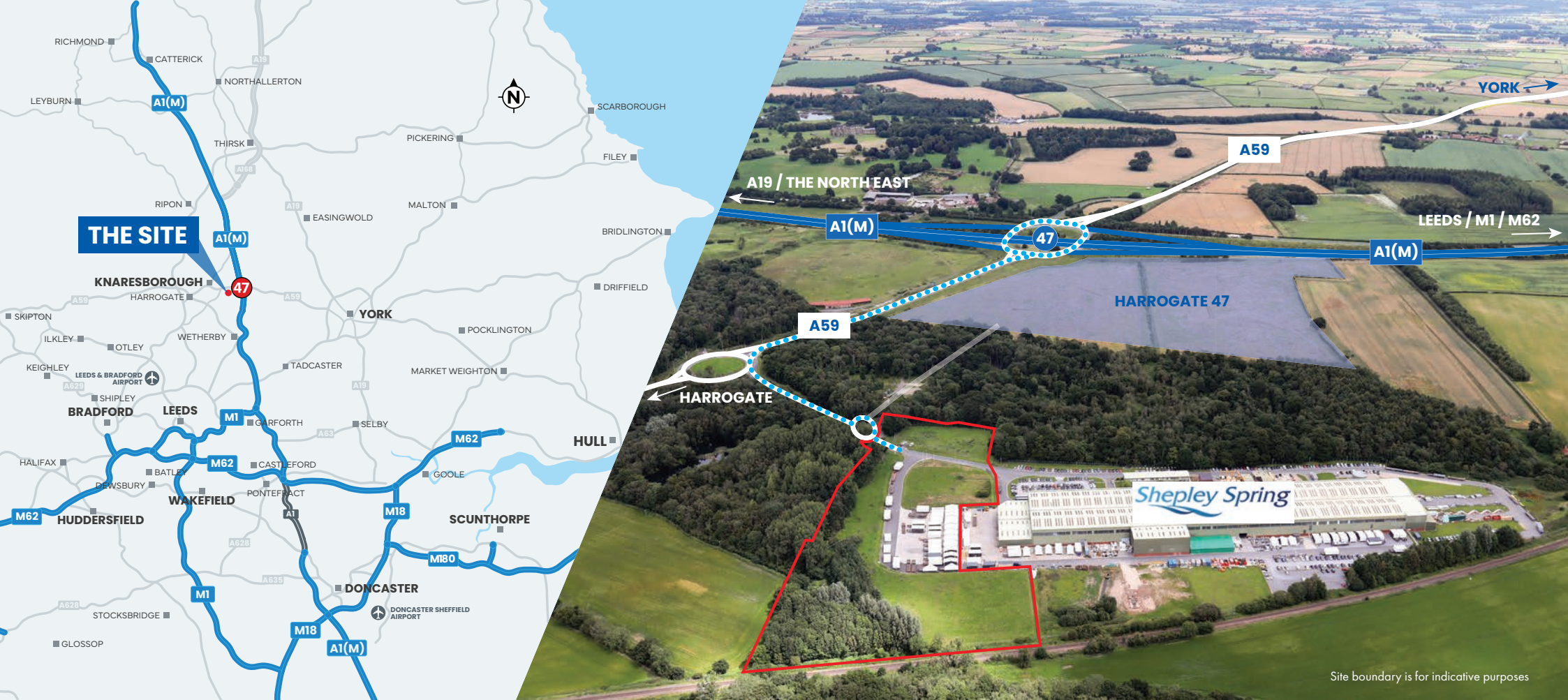
The Plot forms part of the wider **Harrogate 47** development, located just off **Junction 47** off the **A1M** and A59 intersection.

DESCRIPTION

The site benefits from direct access to the A59, via a newly upgraded highway (to adoptable standards), and equates to approximately 9.92 acres gross, forming part of the wider Harrogate 47 development.

Detailed planning is pending for units ranging from 7,121 sq ft to 27,812 sq ft.





Site boundary is for indicative purposes

DRIVE TIMES

Harrogate	9 miles	23 mins
York	15 miles	35 mins
Leeds	27 miles	35 mins
Bradford	25 miles	53 mins
Doncaster	40 miles	55 mins
Sheffield	55 miles	1 hr 11 mins

ESTABLISHED LOCATION

Harrogate 47 is located to the eastern side of Harrogate and Knaresborough. The site is positioned to the south of the A59 and runs adjacent to the A1 (M) offering immediate access from Junction 47. Harrogate, Leeds, Bradford and York are all within easy reach.

The 40 acre Harrogate 47 development is currently on site developing a range of employment and ancillary uses. Infrastructure and enabling works serving the development were completed in Oct 2024, with unit construction commencing in January 2025.



**Drivetime Of
The Working Population**
3,474,561
within 60 minutes drivetime



**Vocationally Skilled
Workforce**
2,272,500
with Level 2 or above (60 minute drivetime)



**Working Within
Manufacturing**
268,700
within 60 minutes drivetime



PLANNING

Outline planning permission was granted in September 2017 (LPA planning reference 16/05647/EIAMAJ) for the development of this site and the adjacent woodland to the east (Flaxby Covert) for a business park, to be known as Flaxby Green Park. This application granted permission for 53,882 sq m of employment floorspace falling within the 'B' category of the 1987 Use Classes Order (B1a offices, B1b research and development and B1c light industrial uses). Ancillary uses were also proposed (up to 2,787sq m) for potential provision of facilities such as a gym and/or crèche (D2) and small-scale retail and cafés (A1 and A3).

Following outline approval, the site was subsequently allocated within the Harrogate Local Plan (2020) as a committed employment allocation (reference FX4: Flaxby Green Park) for all employment uses (B1, B2 & B8). The site represents the Borough's primary strategic employment site and a strategically important employment park in North Yorkshire.

In March 2021, Flaxby Investment LLP submitted a hybrid planning application for the arable fields to the east of Flaxby Covert, seeking a part full and part outline planning permission for the development 58,954 sq m of B2, B8 and Class E floorspace, to be known as Harrogate 47. Planning permission was subsequently granted on 7 March 2022 under LPA application reference 21/01238/EIAMAJ. This planning permission supersedes the 2017 planning consent in part, however the new spine road to serve the development was built under the 2017 (and subsequent 2019 reserved matters) consent.

The development proposals sought under the live pending application. Ref - 22/03812/FULMAJ with the description -

Full planning application for the erection of warehouse buildings with ancillary offices; associated access; car parking; pumping station; sub-station; servicing areas; drainage infrastructure; landscaping and associated works.

SERVICES

The vendors have procured all necessary services to the boundary through a significant infrastructure and enabling package.

TERMS

The land is available for sale freehold.

The Vendor will also consider accommodating occupier's requirements on a build to suit basis and would welcome the opportunity to meet with occupiers.

DATA ROOM

Access to a data room of information is available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

AML

The purchaser will be required to satisfy AML requirements.

Detailed planning pending for
134,587 sq ft (12,073 sq m)
- general industrial (B2) uses,
warehousing (B8) uses.



VIEWING & FURTHER INFORMATION

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