

**Canal Saw Mills
Bondgate
Ripon
HG4 1AQ**



A rare opportunity to acquire a two storey stone built detached Grade II Listed building setting on the banks of the Canal in the historic North Yorkshire Cathedral City of Ripon. Currently used as a storage facility, only cash and unconditional offers will be considered.

PRICE GUIDE £200,000

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GENERAL COMMENTS

The building was the former canal warehouse and Wharf manager's house now part of the Canal Saw Mills commercial complex, conveniently located just south of the City centre. As indicated on the attached site plan, the property also owns the strip of garden along Canal Road down the southern bank of the Canal itself and the trees on this land have preservation orders on them. Pedestrian access only will be provided across the courtyard immediately in front of the building.

The property occupies a very pleasant and discreet setting within a short walk of the city centre, which provides an excellent range of daily shopping and recreational facilities together with highly regarded schools of most denominations. The fashionable conference town of Harrogate lies 12 miles to the south and the thriving city of Leeds some 30 miles to the south. There is easy access to the A1 (4 miles to the northeast), regular train services from York to London Kings Cross and national and international flights from Leeds/Bradford airport.



HISTORIC NOTE – RIPON CANAL & BASIN

A canal to connect Ripon to the River Ure was first proposed in 1736 and was constructed between 1767 and 1773 to plans by engineer John Smeaton. Derelict by 1894 and abandoned in 1956, the 2 mile canal was partially restored in the 1980s and the Canal Basin was finally reopened in 1996.

ADDITIONAL INFORMATION

Agents note – The Canal Warehouse predates any form of planning control and whilst it has been used for a variety of purposes during its' life there are none recorded by North Yorkshire Council. Currently used for storage purposes therefore may need both Planning Permission and Listed Buildings Consent in order to use the building for alternative uses. As such, any offers conditional upon planning will NOT be considered.

A pedestrian right of way exists for all purposes over the cobbled area to the front of the building and subject to an according to user liability.

There is mains electricity connected to the property, however, other mains services are located within close proximity to the property.

Tenure – The property will be sold on a freehold basis with vacant possession given on legal completion.

Viewing – The outside may be inspected whilst in possession of particulars, for internal inspection please attend a block viewing opportunity.

Directions – Approaching Ripon from the south on Harrogate Road (A61) at the roundabout turn right and continue along the Ripon bypass. Cross straight over the first roundabout and at the second turn left onto Boroughbridge Road (A6265). This becomes Bondgate Green and Ripon Canal Basin is approximately ¼ mile on the left. The turning into the courtyard is immediately before Bondgate Green Lane where there is a small carpark virtually opposite Ripon Bowling Club. The building will be seen in the adjacent brick set courtyard next to the canal.

For more detailed information, please contact Simon Wright at Carter Jonas.

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