



For Sale

**Residential Land / Self-
Build Development (STPP)**

Former Fountains Earth C of E
Primary School, Lofthouse, HG3
5SB

align Chartered
Surveyors

“...a rare development opportunity in the heart of Nidderdale National Landscape”

Site Descriptions

The building is a single-storey structure with weathered stone-built walls, a pitched tiled roof, and double-glazed UPVC windows. The building is set within grounds that include a hardstanding courtyard, a grassed playing field, and a parking area.

Based on available records, it is estimated that the school was originally constructed in 1895.

Internally, the building consists of two classrooms, a kitchen, a hall, and male and female restrooms, all contained on one floor.

Within the site, we consider the likely permissible development would extend to approximately 0.381 acres (0.158 HA), this area relates to the school buildings, yard and parking area (outlined Blue above).

However, in the event that speculative planning permission could be gained to develop on the playing field which is currently a conservation area, the developable area would extend to approximately 0.764 acres (0.309 HA).



Site Location


The subject property is situated in the rural village of Lofthouse, within the Harrogate district. Lofthouse is located approximately 21 miles (33.8 km) northwest of Harrogate, 16 miles (25.7 km) west of Ripon, and 32 miles (51.5 km) northwest of Leeds City Centre.

Lofthouse is part of the Pateley Bridge and Nidderdale electoral ward, which recorded a population of 5,548 in the 2021 Census, reflecting a slight decline of 0.52% from the 2011 figure of 5,843. The population density of 22.01 inhabitants per square kilometre underlines the rural character of Lofthouse.

The neighbouring land use is predominantly residential, consisting mainly of semi-detached properties. However, the village also features other property types, including larger detached homes and bungalows.


In addition to residential properties, Lofthouse includes several local amenities, such as The Crown, a public house and hotel, The Bluebell of Lofthouse, a holiday house, Lofthouse Memorial Hall, and a voluntary fire station.

Beyond the built-up area, the surrounding landscape is largely agricultural land and moorland.



Site Area

Approximately **0.764 acres**
(0.309 ha)



Business Rates (RV)

N/A

Floor Areas (IPMS 3.2)

Space	Sq.m	Sq.ft
Ground Floor	152	1,635
Total	152	1,635

EPC

An EPC has been commissioned.

Tenure

We understand that the property is in the freehold ownership of North Yorkshire Council.

Planning

The southern portion of the site falls within Flood Zone 3. As such, any future planning application will require the completion of a Flood Risk Assessment.

During a site inspection we observed that the River Nidd source appears to be protected by large metal sheet piles lining the bank forming the boundary line and there's a substantial height difference between the site level and the bed of the river below. Additionally, the bankside opposite is lower than the bankside of the subject property which likely makes flooding from bank-breaking unlikely.

The majority of the playing field is designated as a Conservation Area under Harrogate's Local Plan.

Disclaimer
The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council) May 2025

Travel

Public transportation is limited, with no bus services connecting the village to Pateley Bridge. Consequently, access to private transportation is essential for residents.

Guide Price

Align are proud to bring this property to market via Private Treaty for Offers in the Region of £195,000.

VAT

VAT is not charged (VAT Exemption).

Legal Costs

The successful purchaser will be responsible for the Council's surveyor fees incurred in relation to this transaction.

Contact

All viewings are to be arranged by contacting one of the agents below:

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