

# Church Farm South Stainley HG3





# Church Farm

We are delighted to offer this exclusive development of 9 houses to the market, consisting of a variety of contemporary new homes, built to the highest quality. With stunning views over open countryside this site is perfect for growing families or those simply looking to enjoy village life, whilst having the convenience of local towns and cities close by.

These beautiful homes range from £975,000 - £1,500,000 and interest at this stage offers an exciting opportunity to work with the developer to further customise these properties to the buys exact requirements.

For the commuter, the recently upgraded A1(M) is only 9 miles away and provides access to the surrounding commercial centres and there are local rail services from Harrogate and Knaresborough, each linking through to main-line stations in Leeds, York and London Kings Cross. There are an increasing number of international flights from Leeds Bradford Airport, only 17 miles away. The 36 Bus stops at the end of Church Lane every 15 minutes and runs more frequently at peak times and overnight on Fridays and Saturdays between Leeds and Harrogate.



# PLOT 1 - CHURCH FARM

## £975,000

4 Bedrooms

Home Office

3 Reception Rooms

3 Bathrooms

Garage

3430 SQFT



**PROPOSED GROUND FLOOR (PLOT 1)**

1:100

GIA: 179m<sup>2</sup> / 1924 ft<sup>2</sup>



**PROPOSED FIRST FLOOR (PLOT 1)**

1:100

GIA: 98m<sup>2</sup> / 1061 ft<sup>2</sup>



**PROPOSED GARAGE (PLOT 1)**

1:100

GIA: 26m<sup>2</sup> / 284 ft<sup>2</sup>





# PLOT 2 - CHURCH FARM

## £995,000

4 Bedroom  
Home Office  
2 Reception Rooms  
3 Bathrooms  
Garage  
3269 SQFT



**PROPOSED GROUND FLOOR (PLOT 2)** GIA: 235m<sup>2</sup> / 2528 ft<sup>2</sup>  
1 : 100



**PROPOSED FIRST FLOOR (PLOT 2)** GIA: 51m<sup>2</sup> / 554 ft<sup>2</sup>  
1 : 100



**PROPOSED GARAGE (PLOT 2)** GIA: 32m<sup>2</sup> / 348 ft<sup>2</sup>  
1 : 100





**PLOTS 3, 5 & 9**  
**ALREADY RESERVED**



# PLOT 4 - CHURCH FARM

## £1,100,000

Detached

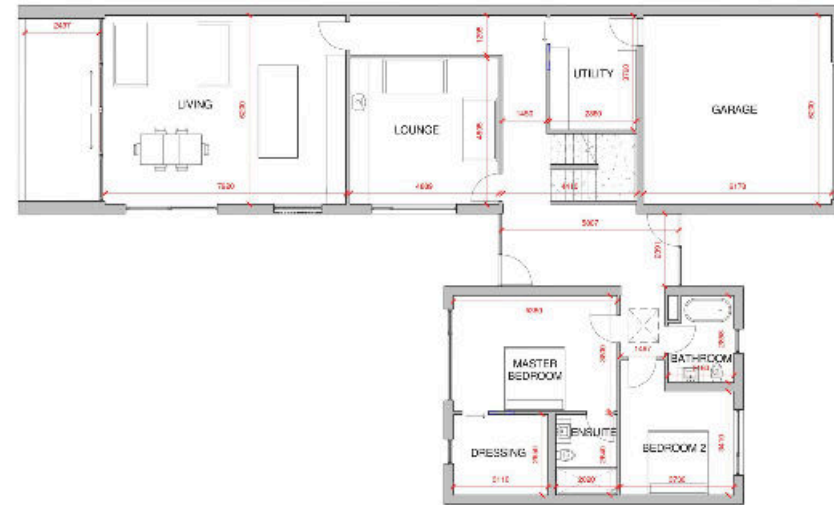
4 Bedrooms

3 Reception Rooms

3 Bathrooms

Double Garage

4496 SQFT



**PROPOSED GROUND FLOOR (PLOT 4)** GIA: 219m<sup>2</sup> / 2354 ft<sup>2</sup>  
1 : 100



# PLOT 6 - CHURCH FARM

## £1,500,000

4/5 Bedrooms

Home Office

2/3 Reception Rooms

4 Bathrooms

Double Garage

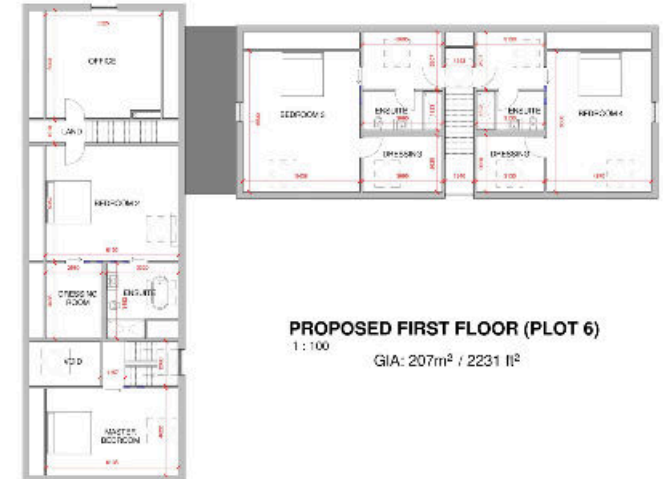
5535 SQFT



**PROPOSED GROUND FLOOR (PLOT 6)**

1:100

GIA: 307m<sup>2</sup> / 3304 ft<sup>2</sup>



**PROPOSED FIRST FLOOR (PLOT 6)**

1:100

GIA: 207m<sup>2</sup> / 2231 ft<sup>2</sup>





# PLOT 7 - CHURCH FARM

## £1,425,000

4/5 Bedrooms

Home Office

2/3 Reception Rooms

5 Bathrooms

Double Garage

4905 SQFT



**PROPOSED GROUND (PLOT 7)**  
1 : 100

GIA: 282m<sup>2</sup> / 3040 ft<sup>2</sup>



**PROPOSED FIRST (PLOT 7)**  
1 : 100

GIA: 173m<sup>2</sup> / 1865 ft<sup>2</sup>





# PLOT 8 - CHURCH FARM

## £1,475,000

4/5 Bedrooms

Home Office

4 Reception Rooms

5 Bathrooms

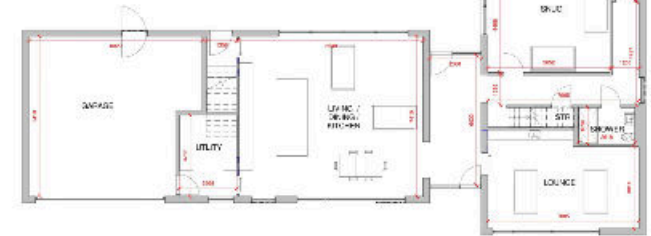
Double Garage

5212 SQFT



**PROPOSED GROUND FLOOR (PLOT 8)**  
1:100

GIA: 289m<sup>2</sup> / 3112 ft<sup>2</sup>



**PROPOSED FIRST FLOOR (PLOT 8)**  
1:100

GIA: 195m<sup>2</sup> / 2100 ft<sup>2</sup>





## Location

The Church Farm Development is situated in a prime location mid-way between Harrogate and Ripon. The village has a popular public house, The Inn at South Stainley, which has undergone a significant refurbishment and now offers excellent food in a cosy country pub atmosphere. The town centre of Harrogate is 15 minutes away; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions. The property benefits from easy access to Ripon and the centres of Leeds, Bradford and York.

## Directions HG3 3NE

Heading out of Harrogate towards Ripon on the A61, go straight ahead at the Ripley Roundabout, then take the 3rd Exit at the next roundabout onto Ripon Road. Continue along for 2km until you reach The Inn at South Stainley on your right hand side. Take a right immediately after the pub and continue along Church Lane over the bridge where the Church Farm Development will be seen on the left hand side

## Services

Mains water, electricity and drainage are installed. Gas central heating.

## Tenure

Freehold with vacant possession.

## Viewing Arrangements

Tel: 01423 530088

Email: harrogate@knightfrank.com

[www.knightfrank.com](http://www.knightfrank.com)

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**We would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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