



RESIDENTIAL DEVELOPMENT SITE

Kilgram Lane, Jervaulx, Ripon



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KILGRAM LANE, JERVAULX, RIPON, HG4 4PQ

A UNIQUE COURTYARD DEVELOPMENT SITE, WITH PLANNING PERMISSION GRANTED FOR FIVE PROPERTIES, SITUATED IN A HIGHLY REGARDED LOCATION

- Planning permission granted for five, two-bedroom units
 - Allocated parking
 - Private gardens and grounds
- Land available by separate negotiation



GSC GRAYS

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Situation & Amenities

Situated in Jervaulx, an attractive hamlet on the edge of the Yorkshire Dales National Park in North Yorkshire, with an abundance of countryside walks on the doorstep. The hamlet has many attractions including Jervaulx Abbey, a Grade I Listed monastery ruin and one of the largest privately owned Cistercian Abbeys in England, affected by the Dissolution of the Monasteries, which is open to the public and also a wedding venue, with a tearoom. There is also Brymor ice cream, close by. The nearby village of East Witton also offers a pub and restaurant, The Blue Lion.

The Georgian market town of Masham is only about 5 miles away and has one of the largest marketplaces in North Yorkshire with a good range of independent and national retailers, cafés, public houses, the well-renowned Black Sheep and Theakstons Breweries, restaurants, a Co-Operative and doctors' surgery. The Swinton Park Hotel and Country Club and Masham Golf Club are also in close proximity.

There are primary schools in Middleham (5miles) Masham and Leyburn, as well as secondary schools in nearby Ripon and Bedale, including Ripon Grammar School. The market town of Leyburn, 7 miles away, also has many excellent local and artisan shops, a weekly outdoor market, filling station, doctors' surgery, dentist, primary and secondary schools and a sixth form college. It is also home to one of the largest auction houses in the UK, Tennants Auctioneers on the eastern outskirts of the town.

There are also various independent schools within striking distance including Aysgarth Preparatory School, Queen Mary's School for girls at Thirsk, Queen Ethelburgas College and further opportunities in York and Harrogate. The hamlet has relatively easy access to the A1, approximately 8 miles away. The nearest train station is at Northallerton (about 14 miles) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport.



Development Site

The site comprises of a U-shaped arrangement of traditional stone farm buildings with a central courtyard. The development has proposed plans for five, two-bedroom units situated in a highly regarded location.

Plans have been passed to create a range of substantial properties including three, two story barn conversions and two, single story cottages with parking and amenities space within the central courtyard.

There will be allocated parking within the site and the main courtyard will be accessed via an archway.

The properties offer substantial accommodation varying from 1108/103.4 square ft/m to 2063/191.8 square ft/m, with open plan living spaces and some of the properties benefitting from en-suite bathrooms to the bedrooms.

There would also be the opportunity for a potential purchaser to buy the site as a whole and create a tailor made and personalised substantial barn conversion with the opportunity to create office space, studios or investment properties such as holiday let businesses (subject to planning consent).

The site could also appeal to those looking for multigenerational living opportunity and create annexe space as well as a substantial main house (subject to planning consent).

Some of the single-storey barns have recently had maintenance work carried out to the roof, however full refurbishment is required throughout the development.

There may be the opportunity to purchase a steel framed barn (available by separate negotiation), which is situated adjacent to the site and shares the existing drive. This could be used for storage and has the potential to be converted into stabling or create a car port (subject to consents).

There also may be the opportunity to purchase additional land by separate negotiation.



Viewings

Strictly by appointment with GSC Grays.

Telephone: 01748 829 217.

Planning Permission

Planning permission reference: 21/00891/FULL

There are 17 conditions associated with the planning permission, full details are available on the planning portal or through the selling agent.

Local Authority

North Yorkshire Council.

what3words

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Services

The site would be served by a Package Treatment plant given there is no main sewer present in the area.

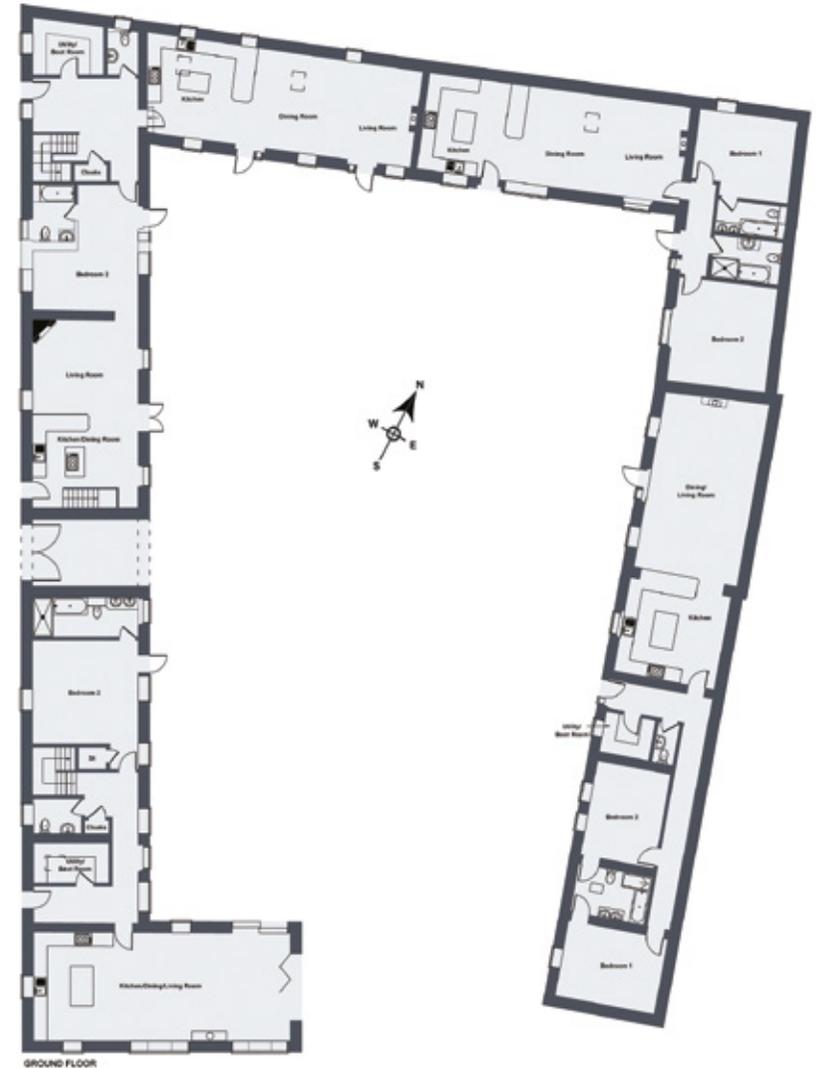
We understand that electricity is connected and the site is served by a private water supply.

Wayleaves, Easements and Rights of Way

The site is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

We understand there is shared access with a neighbouring property along the access track. The properties within the courtyard will be accessed through a new pedestrian walkway, from the car parking area.

Unit 1 to 5 Lane House Farm, Jervaulx



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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