



Located in the highly desirable and picturesque village of Spofforth, this unique property lies just 5 miles south of Harrogate and within 3 miles of Wetherby. The area benefits from excellent educational, recreational, and shopping facilities in both nearby towns.

The cities of York and Leeds are also within easy commuting distance, making Spofforth an ideal location for those seeking a balance between rural charm and urban convenience.

The property itself comprises a range of traditional farm buildings set within a generous plot, accessed directly from the High Street. This offers significant potential for redevelopment, making it an exciting opportunity for residential or commercial conversion in a prime village setting.

PLANNING PERMISSION Full planning permission Decision No: 2C 24/01119/FUL has been granted for the Residential Development of 4 dwellings following demolition of the existing buildings. The new dwellings comprise 2 two bedroom cottages fronting the High Street, and 2 semi-detached three bedroom houses, situated at the rear of the plot.

The plot sizes are as follows:

- Plot 1 - 1052 sq ft
- Plot 2 - 1052 sq ft
- Plot 3 - 2002 sq ft
- Plot 4 - 1890 sq ft

PLANNING CONSULTANT The planning application was submitted by b2 architecture, 2b Beech Road, Altringham, Cheshire WA15 9HX
Ref: Paul Anderton

