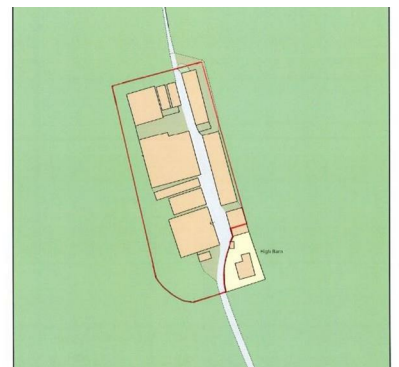




Copt Hewick, Ripon Price Guide £550,000

**** CHOICE RESIDENTIAL DEVELOPMENT SITE ****

A rare opportunity to acquire this 'island of barns' enjoying a choice elevated position outside the village of Copt Hewick, with panoramic views and planning consent for 5 units.



Foreword

A quite outstanding residential development site set on the edge of the Village of Copt Hewick with scenic views in one of the region's most idyllic locations. The site is represented by a former farmstead with planning consent in place for the creation of five new residential dwellings with associated land and parking. High Barn Farm is 2 miles from the A1 and 1 mile from Ripon.

Planning

By separate decision numbers 22/04544/PBR dated the 11th January 2023 & 23/00299/PBR dated 27th February, Harrogate Borough Council granted planning consent for the conversion of existing redundant agricultural buildings, allowing for the creation of 4 separate dwellings created from 2 individual barns. A third application for a fifth unit has also subsequently been granted with reference ZC23/02461/PBR.

A full set of plans and reports are available on the Harrogate Borough Council open access portal. Electronic copies are also available by request from the selling agents.

Services

Mains services of electricity & water are understood to be available to the site. Prospective purchasers are advised to satisfy themselves that the appropriate connections can be made:

A. LOCAL AUTHORITY

North Yorkshire Council
County Hall
Racecourse Lane
Northallerton
DL7 8AD
Tel: 01609 780780

B. FOUL DRAINAGE AND WATER

Yorkshire Water Services
PO Box 52
Bradford, BD3 7YD
Tel: 0345 1208 482

C. HIGHWAYS

North Yorkshire Council
County Hall
Racecourse Lane
Northallerton
DL7 8AD
Tel: 01609 780780

Mode of Sale

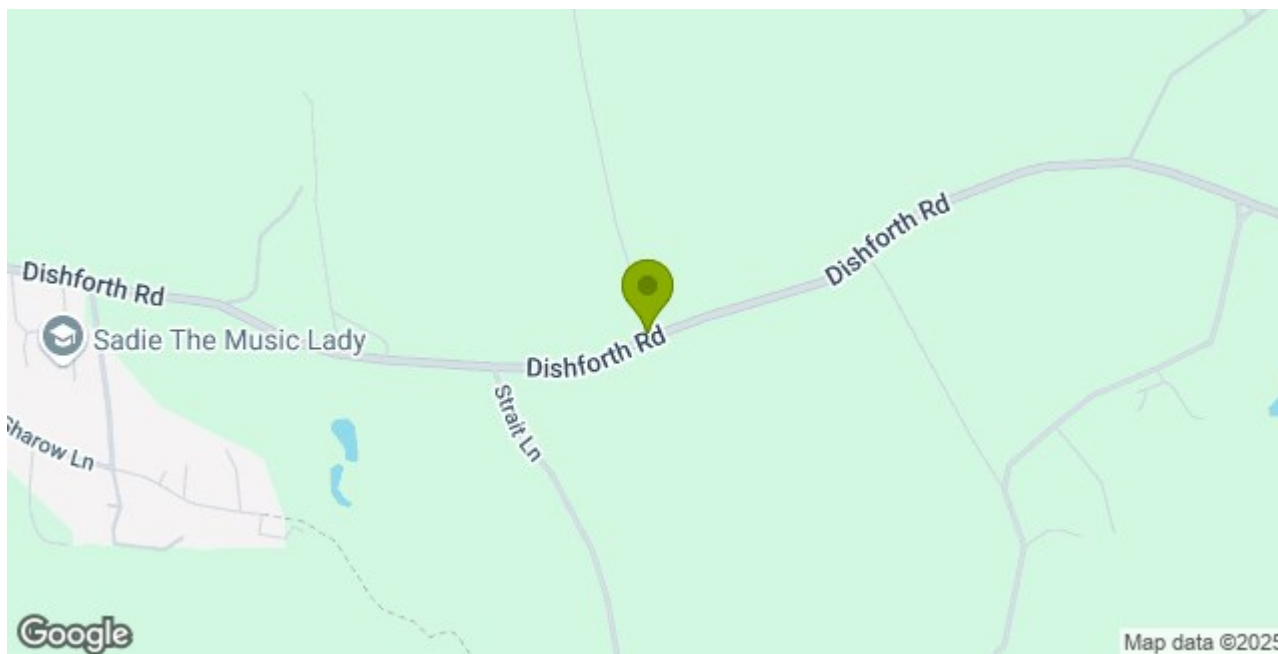
Offers are invited for the Freehold Interest in the site, subject to contract.

Tenure

We assume the tenure to be Freehold. Please note that we have not had sight of any title deeds or other legal documents.

Agents Note

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

