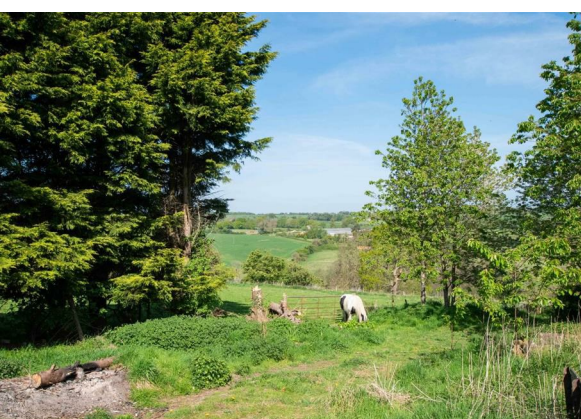




Development Opportunity, North Rigton, Harrogate Offers Over £700,000

****DEVELOPMENT OPPORTUNITY****

An exciting opportunity to purchase a well-located development opportunity just 6 miles south of Harrogate, offering stunning views over the North Yorkshire countryside.



Development Opportunity

The property comprises:

- A portal framed agricultural building with permitted development rights to create a 4-bedroom dwelling
- An outbuilding of stone construction

19.24 acres of undulating pasture land to include a wildlife pond and spinney.

GENERAL INFORMATION:

Location

A unique opportunity on the outskirts of North Ripton.

Hollow Gill Farm is accessed off Beeston's Lane to the north-west of the popular village of North Ripton.

What3Words: ///pursuit.spenders.sobbed

Planning Consent

A General Permitted Development Order was granted on 8th January 2025.

(Ref: ZC24/04039/PBR) for the change of use of an Agricultural Building to a Dwellinghouse (Class C3). The approved plans include the creation of a single residential property with associated works, subject to specified conditions and compliance with building regulations. Full documentation available from the selling agents or on North Yorkshire County Council's website.

Proposed Plans

The plans propose a conversion from an existing agricultural building to a dwelling house. The site plan shows an outlay of a single-storey dwelling consisting of x4 bedrooms, x3 bathrooms, open plan kitchen/living area, a utility room, pantry and large hallway. The gross internal floor area is 210 square metres.

Existing Property

The farm buildings lie south of the property close to the site entrance

Agricultural shed – circa 2474.93 sq. ft

This building has been originally used to house livestock. It is a single-story, three-bay roof structure with blockwork masonry walls supporting a timber and steel sheet roof above a solid concrete slab ground floor. The building is in satisfactory condition and would be suitable for conversion without the need to alter the existing structure with the exemption of the right-hand bay which would need minor adjustments.

Outbuilding – circa. 501.87 sq. ft

An established traditional brick building located west of the shed. Not part of the permitted development order.

Land

The land lies in a ring fence to the north and west of the buildings. The land is undulating pasture land previously used for the grazing of horses and livestock. A wildlife pond and spinney lie in the centre of the land.

Services

The property has no supply of electricity, water or gas and no sewage system currently in place.

Fixtures and Fittings

Unless specified in these details, the fixtures and fittings relating to any of the buildings and land are not included in the sale but may be available by separate negotiation.

Wayleaves and Easements

We understand that there is a National Grid Gas Pipe crossing the land.

Rights of Way

There are no Public Rights of Way over the Property.

Nitrate Vulnerable Zone (NVZ)

The Land lies within a Nitrate Vulnerable Zone.

Mineral Rights/ Sporting Rights

These are included in the sale so far as they are owned.

Local Authority

North Yorkshire Council
t: 01423 883301

Tenure

Freehold with vacant possession upon completion.

Method of Sale

The land is offered for sale by private treaty as a whole. The Vendor reserves the right to conclude the sale by any means.

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Anti-Money Laundering Regulations

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Agent Contact

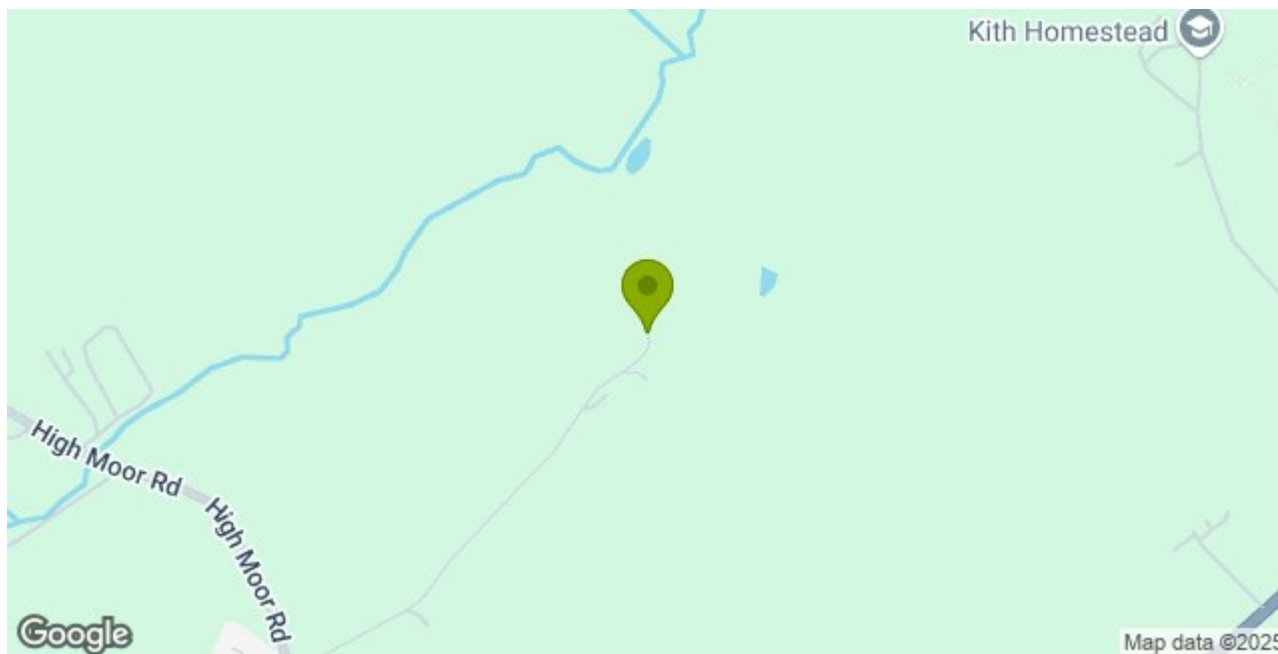
Johnny Cordingley MRICS FIAA or James Bramley BSc (Hons)
Stephensons Rural, York Auction Centre, Murton, YO19 5GF
t: 01904 489 731 e: jc@stephenson.co.uk; james.bramley@stephenson.co.uk

Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Vendor's Solicitors

Lisa Rigby of Phillips Law, Town Gate, 38 London Street, Basingstoke, RG21 7NY
t: 01256 854645 e: lisa.rigby@phillips_law.co.uk



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