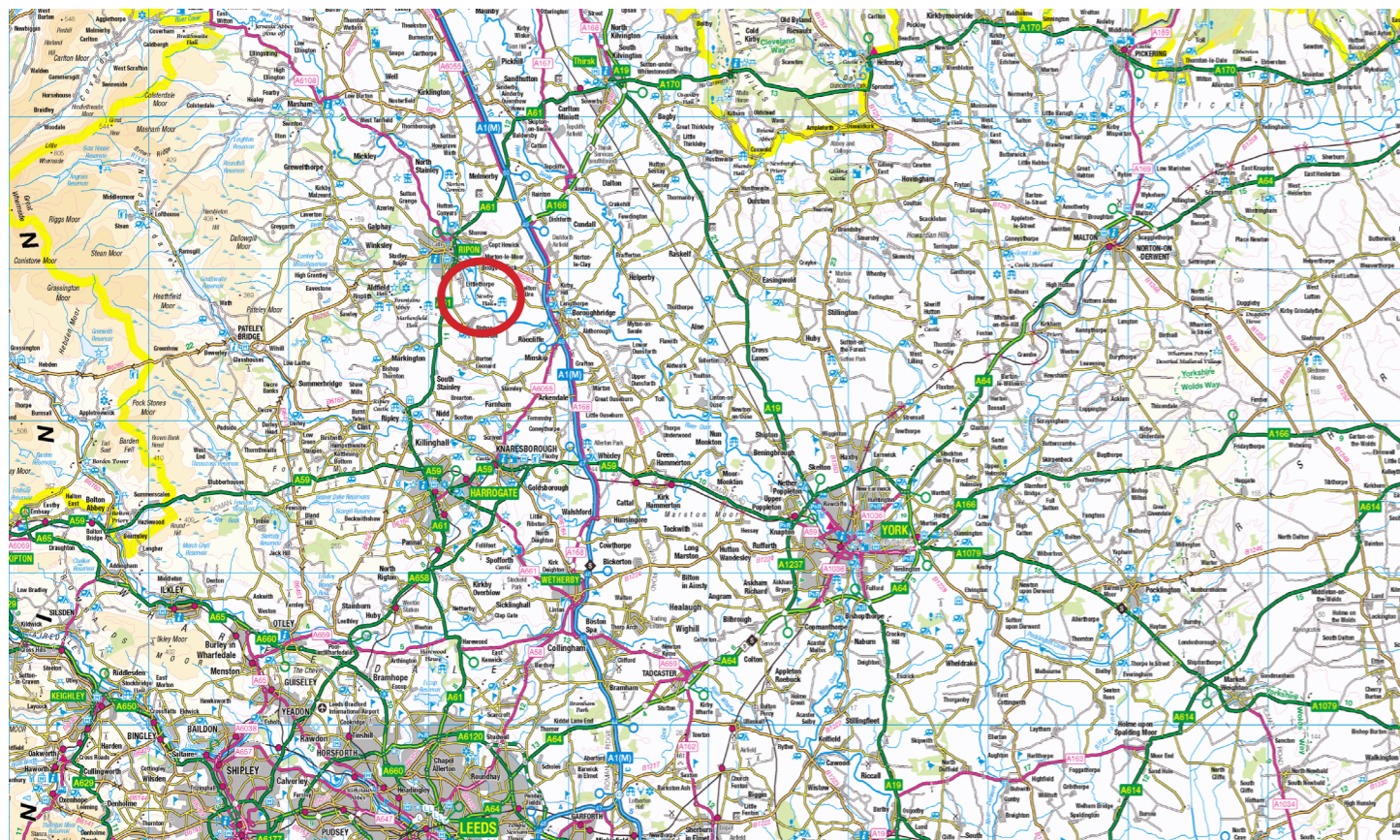




FURTHER LAND AVAILABLE BY SEPARATE NEGOTIATION OF APPROXIMATELY 20 ACRES



9 Albert Street, Harrogate
 North Yorkshire HG1 1JX
 Sales: 01423 503076
 Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



DEVELOPMENT OPPORTUNITY
KNARESBOROUGH ROAD
LITTLETHORPE
£600,000

A fantastic opportunity to purchase this agricultural building with the benefit of a class Q consent to change from agricultural use to a residential dwelling house.

The enclosed plan shows the potential for the new layout with the current barn being approximately 5,000 sq ft of which 3,000 sq ft will be for residential accommodation and remaining 2,000 sq ft for storage or none domestic uses.

The property has the benefit of 10.6 acres of fine grazing land with shared driveway access with the adjacent barn.

Situated within the beautiful hamlet of Littlethorpe, set well back from the road, the property has fabulous views over its own land and is situated within easy reach of Ripon, Harrogate and local villages with great amenities.

Agents note:

The current planning consent layout can be amended due to the new consents on the adjacent barn, along with an overage agreement relating to the overall size of each barn - further details on application.

The second parcel of land, accessed via the embankment tunnel can be purchased separately should this be required. An inspections is truly recommended to appreciate the vast potential on offer.

DIRECTIONS - HG4 3LU

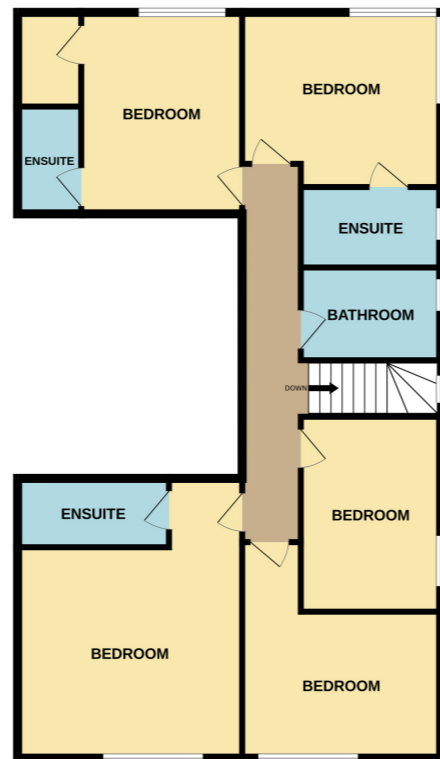
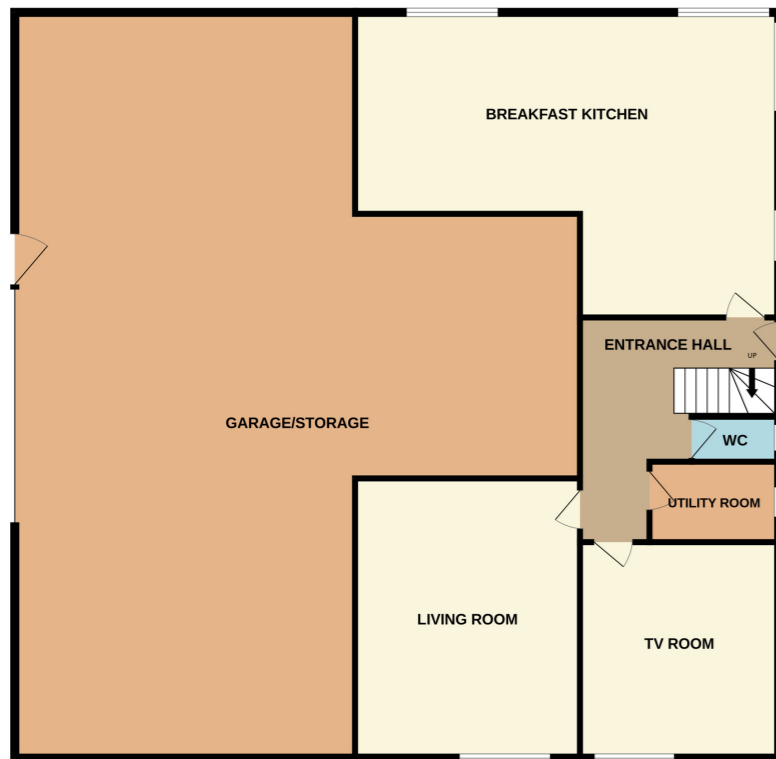
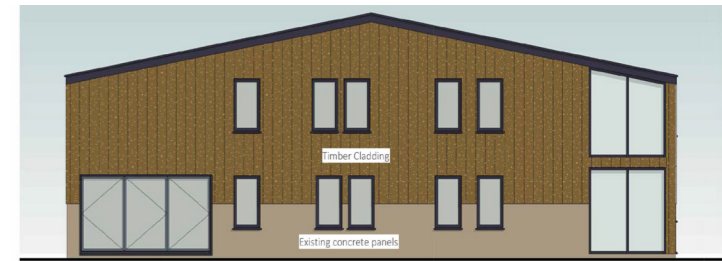
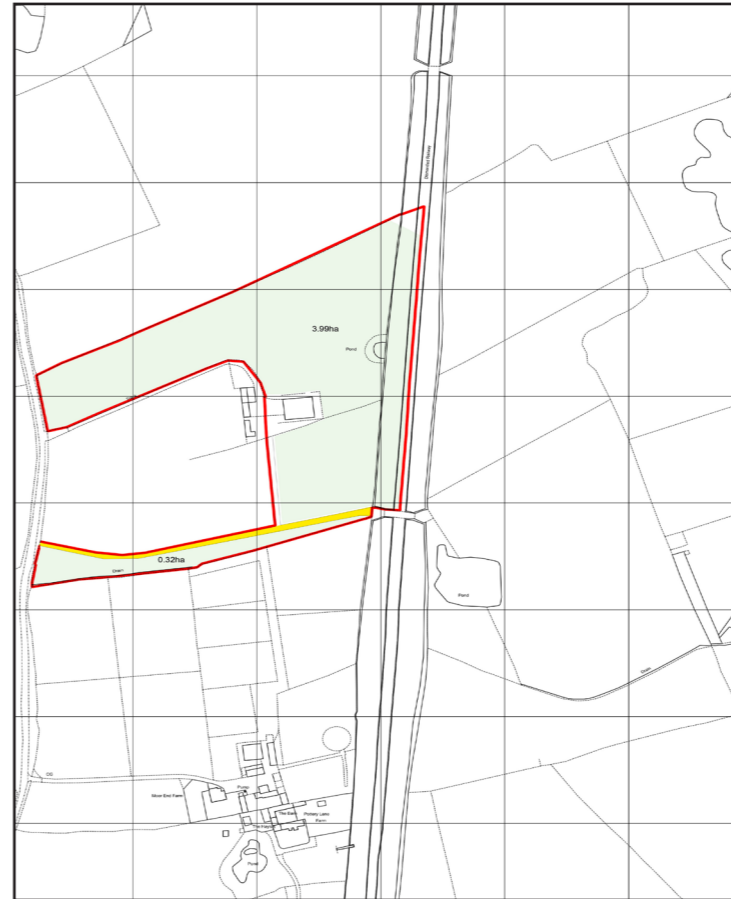
From Harrogate take the Ripon Road (A61). Pass through South Stainley and Wormald Green then turn right onto Moor Road towards Bishop Monkton. Turn left onto Knaresborough Road and continue for approximately 1.3 miles, where the site is situated on the right hand side, entered through a green gate.

APPROXIMATE DISTANCES

Ripon Centre	2 miles
Harrogate Centre	8 miles
Railway Station	11.5 miles
Bus Route	1.2 miles
Airport	22 miles

FORMER PLANNING REFERENCES

21/03249/PBR
22/02155/PBR



SUGGESTED NEW LAYOUT

