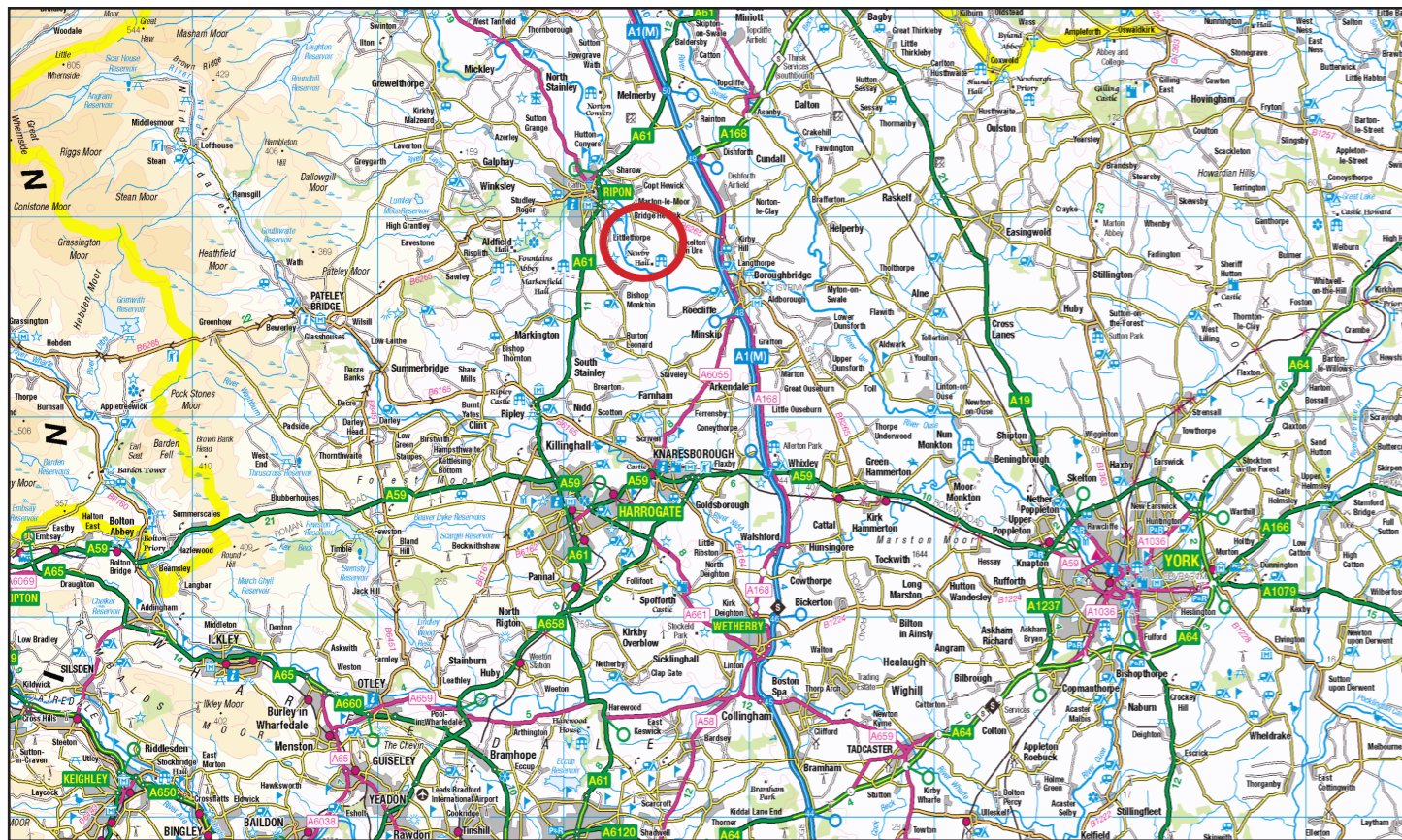




FURTHER LAND AVAILABLE BY SEPARATE NEGOTIATION OF APPROXIMATELY 20 ACRES



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
£475,000

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

Currently the barn extends to approximately 2,045 sq ft and has adjoining carports and a stable block. The current layout plan shows approximately 1,850 sq ft of accommodation along with a 6 acre paddock 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.

DIRECTIONS - HG4 3LU

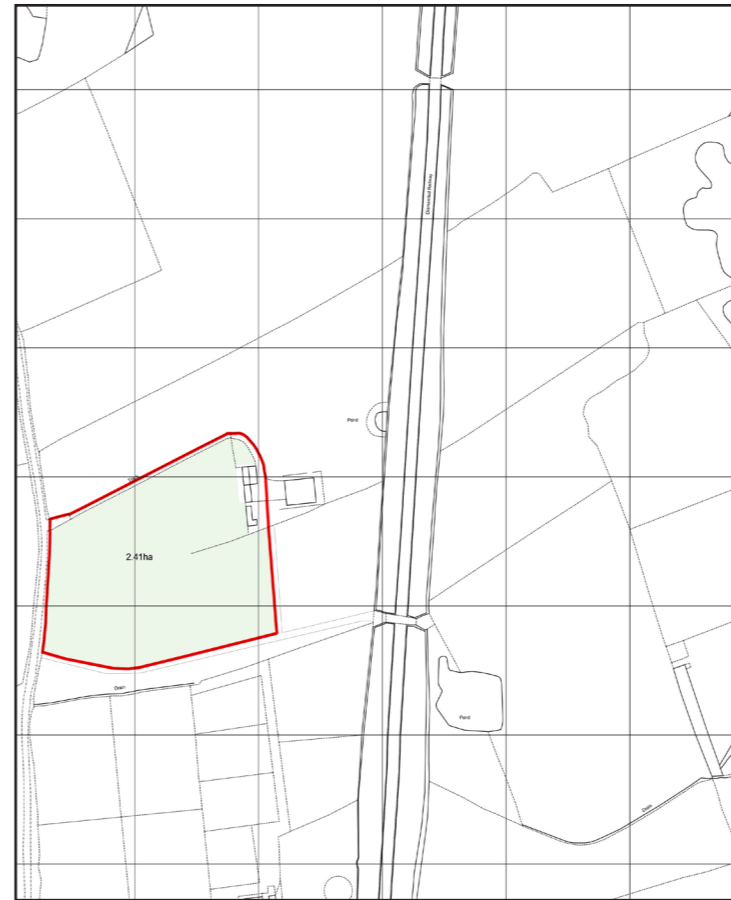
From Harrogate take the Ripon Road (A61). Pass through South Stainley and Wormald Green then turn right onto Moor Road towards Bishop Monkton. Turn left onto Knaresborough Road and continue for approximately 1.3 miles, where the site is situated on the right hand side, entered through a green gate.

APPROXIMATE DISTANCES

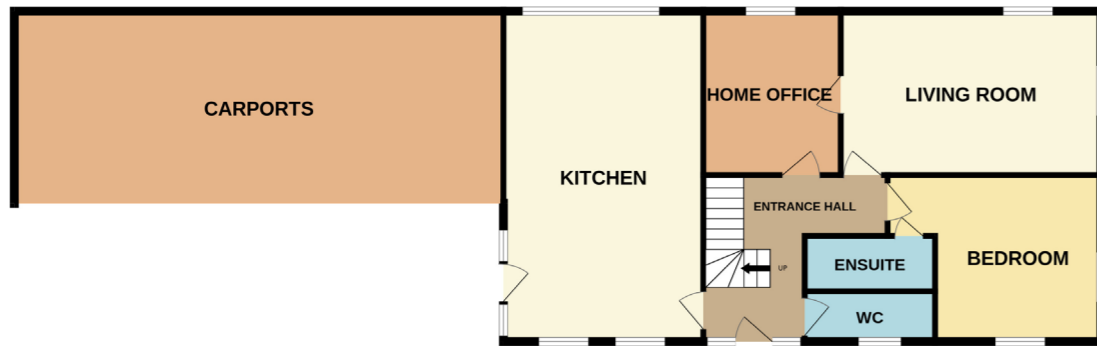
Ripon Centre	2 miles
Harrogate Centre	8 miles
Railway Station	11.5 miles
Bus Route	1.2 miles
Airport	22 miles

FORMER PLANNING REFERENCES

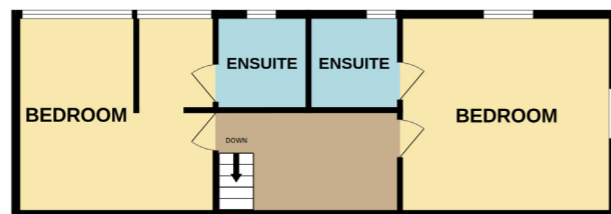
21/03249/PBR
22/02155/PBR



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

SUGGESTED NEW LAYOUT

