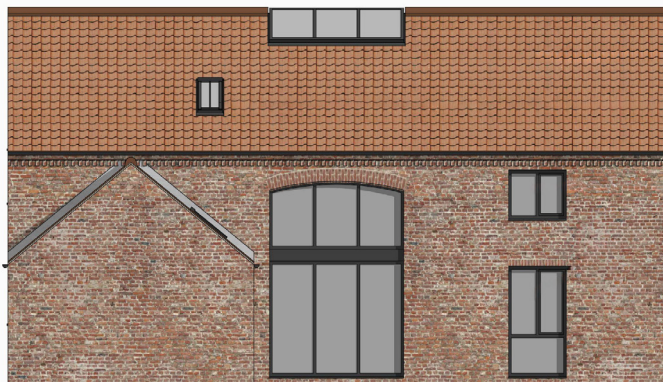


MANOR FARM
OAK ROAD
COWTHORPE, LS22 5EY



MANOR FARM | OAK ROAD | COWTHORPE | LS22 5EY

BUILDING Y

An extremely rare opportunity to purchase this self build building plot with consent for a three bedroom detached brick built barn with integral garage

Entrance Hall | Living Room | Kitchen/Dining Room | Pantry | Utility Room | Cloakroom with wc

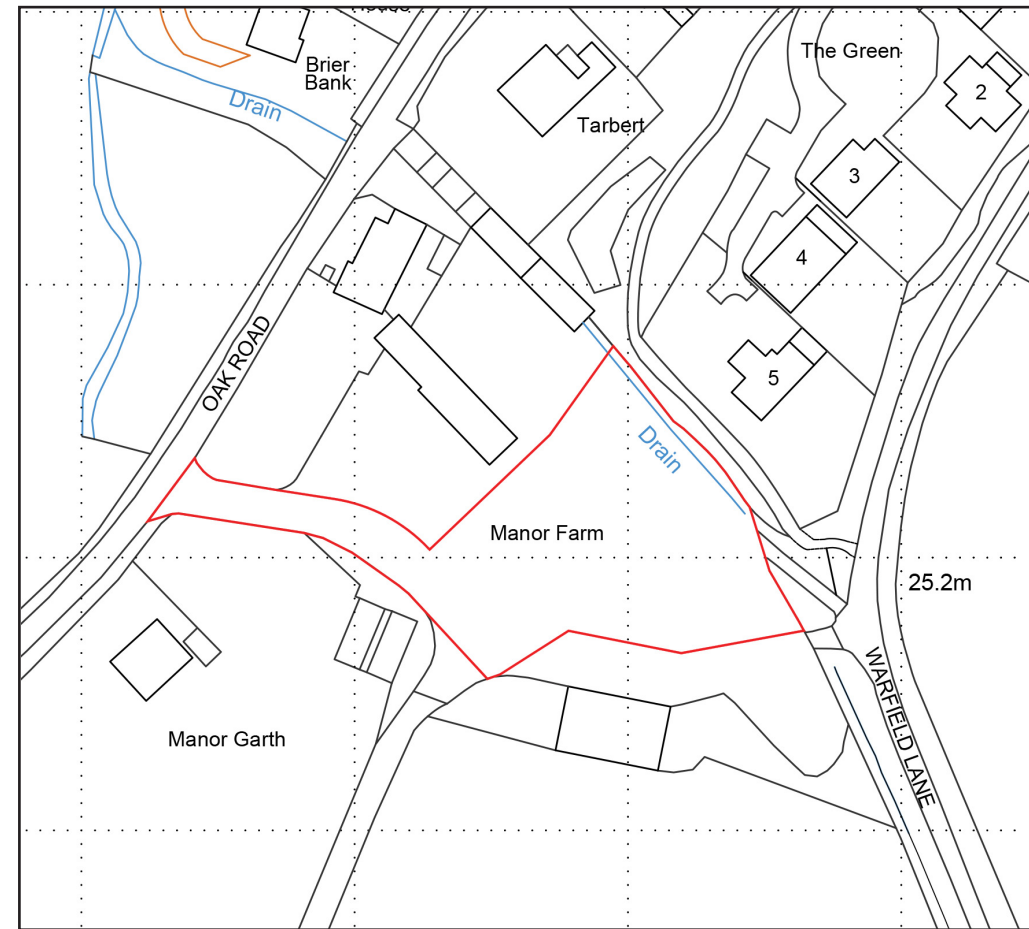
Three Bedrooms | En-suite Bathroom | House Shower Room

Garden | Integral Garage

Agent's Note

The first occupation of either dwelling shall be by a person or persons who had primary input into the design and layout of that dwelling and who intends to live in that dwelling for at least three years from the date of practical completion as their sole or main residence.

£200,000



The property forms part of this unique courtyard development set within the heart of Cowthorpe, a small village located in the Harrogate District, on the banks of the river Nidd, surrounded by beautiful countryside and conveniently located within 3 miles of Wetherby, 10 miles of Harrogate and short distance from the A1(M), giving excellent commuting.

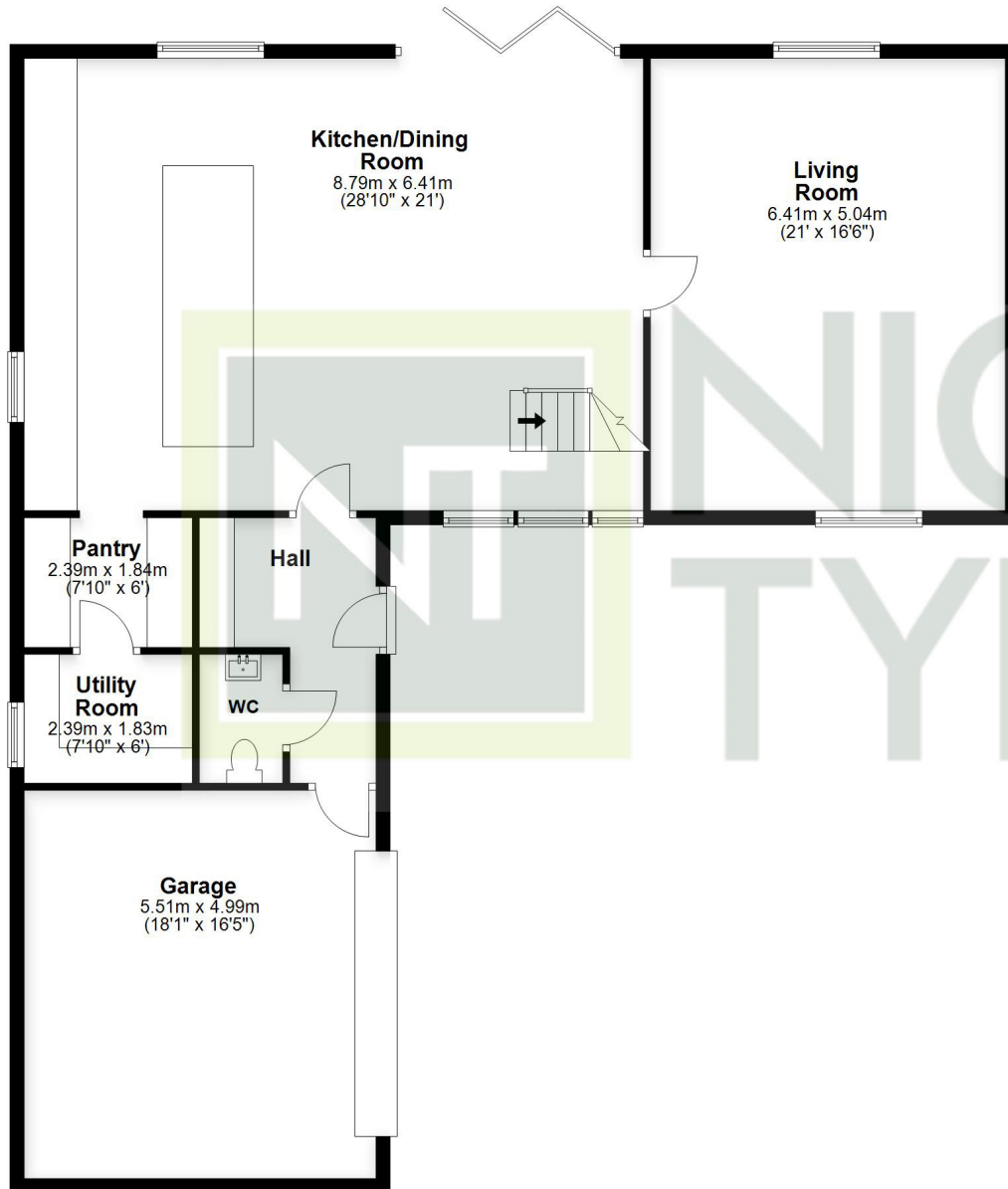
The accommodation comprises: Entrance hall with inner lobby, ground floor cloakroom and connecting door to the garage, extremely spacious open plan dining kitchen with bi-fold doors, large island unit, pantry and utility room. The staircase leads to a large landing with the principal bedroom having an en-suite bathroom, two further bedrooms and a separate shower room.

A private driveway leads to the large, integral double garage and good size gardens to front and rear.

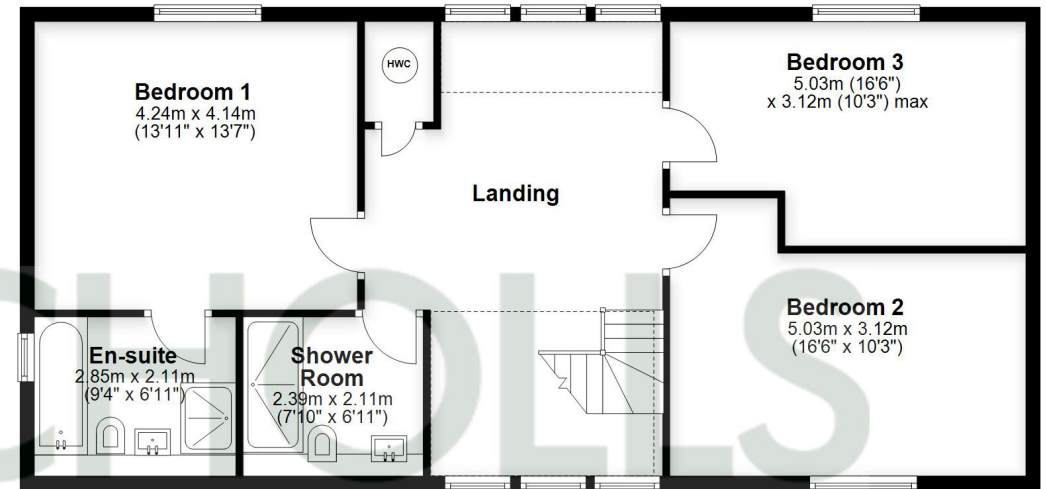
Planning permission

Consent for the erection of two detached self build dwellings **25/01509/ful** - subject to the conditions as per the planning permission along with those defined in section 1(A1) of the self build and custom house building act 2015 and the Community Infrastructure Levy (CIL) contributions.

Ground Floor



First Floor



Approximate Floor Area: 2,005 sqft /187 sqm

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

WWW.NICHOLLSTYREMAN.COM

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.

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.