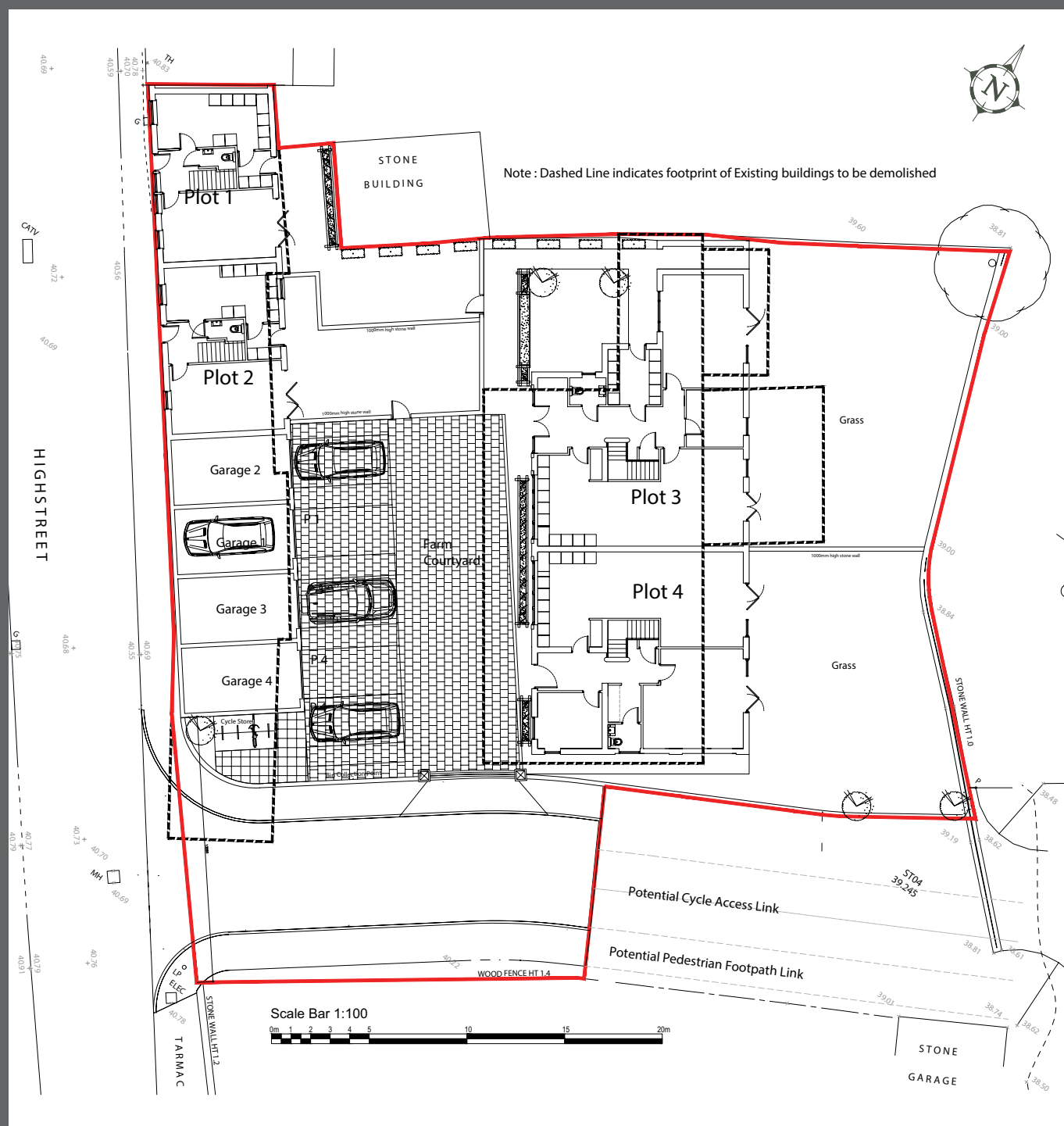


High Street, Spofforth, Harrogate, HG3 1BQ



A substantial range of stone farm buildings situated in the centre of this popular village. The site has planning permission for the construction of 4 dwellings following the demolition of the existing building.

For Sale by Private Treaty | Guide Price £875, 000

Low Lane Farm

High Street, Spofforth, Harrogate, HG3 1BQ

A substantial range of stone farm buildings situated in the centre of this popular village. The site has planning permission for the construction of 4 dwellings following the demolition of the existing building.

For Sale by Private Treaty | Guide Price £875, 000

Situation and Description

The attractive and sought village of Spofforth is situated approximately 5 miles south of Harrogate and within 3 miles of Wetherby.

There are good educational, recreational and shopping facilities in both towns, and the cities of York and Leeds and are both within easy commuting distance.

The property currently comprises a range of traditional farm buildings set in a generous plot situated off the High Street from which it takes its access.

Planning Permission

Full planning permission Decision No: 2C 24/O1119/FUL has been granted for the Residential Development of 4 dwellings following demolition of the existing buildings.

The new dwellings comprise 2 two bedroom cottages fronting the High Street, and 2 semi-detached three bedroom houses, situated at the rear of the plot.

The plot sizes are as follows:

- Plot 1 - 1052 sq ft
- Plot 2 - 1052 sq ft
- Plot 3 - 2002 sq ft
- Plot 4 - 1890 sq ft

Planning Consultant

The planning application was submitted by b2 architecture, 2b Beech Road, Altringham, Cheshire WA15 9HX

Ref: Paul Anderton

Tel: 0161 928 0051

Email: paul@b2architecture.co.uk

Viewing

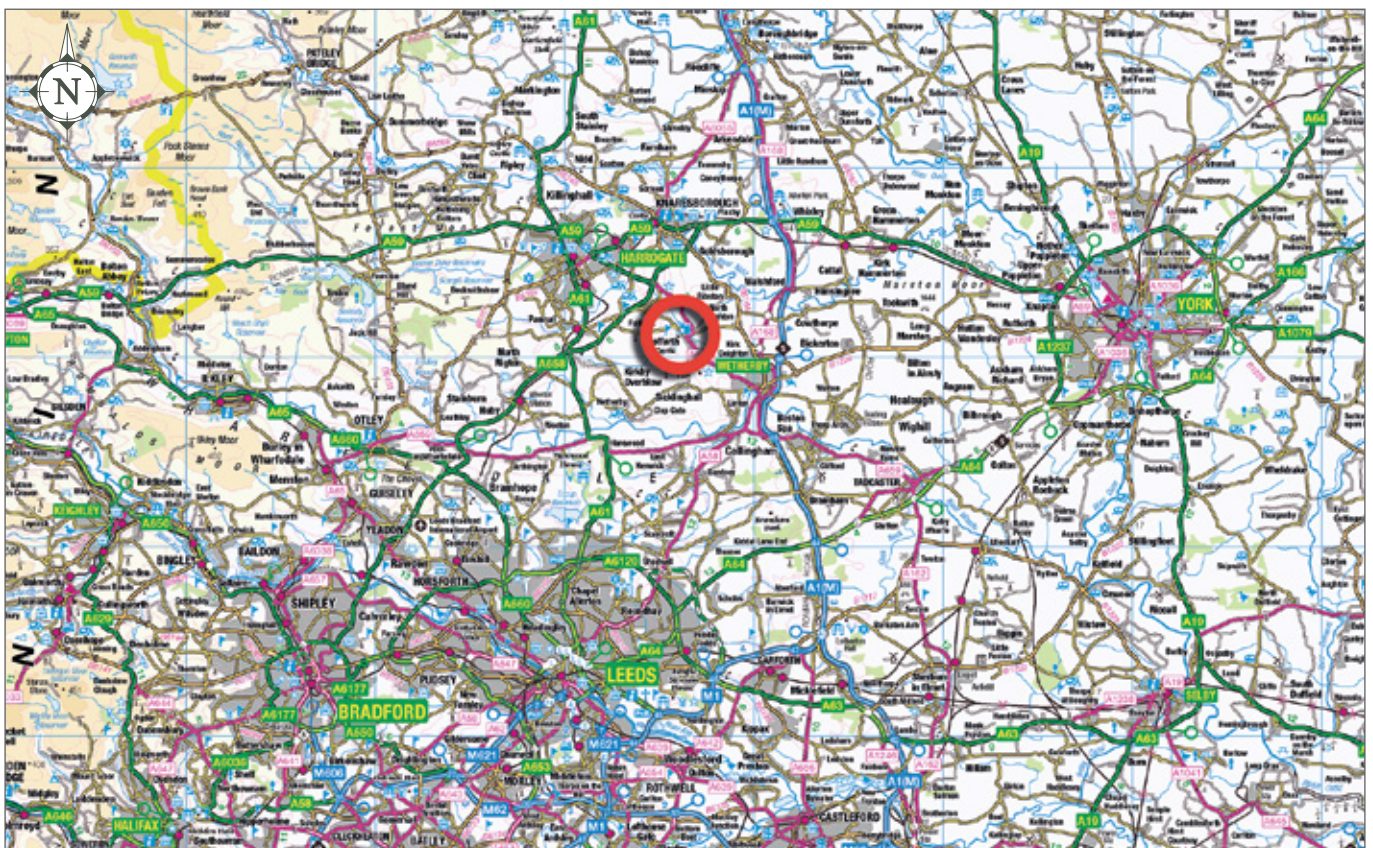
Viewing is strictly by appointment with the selling Agents, Thomlinsons, 24 High Street, Wetherby. 01937 582748.

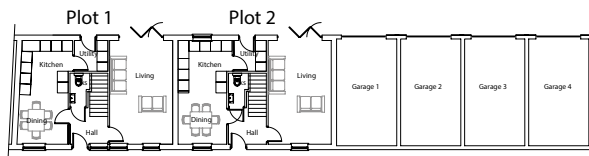
Ref: Richard Waring

Email: richard@thomlinsons.co.uk

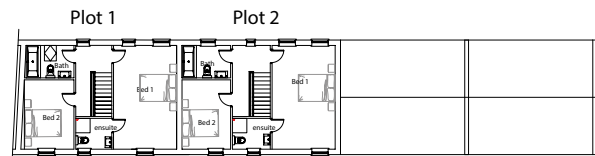
Method of Sale

The property is offered For Sale by Private Treaty. Vacant possession will be given upon completion

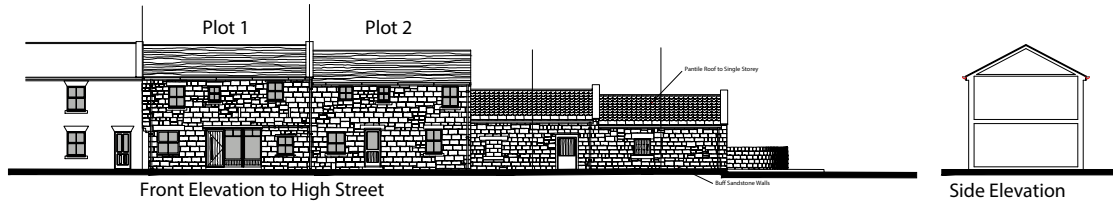




Ground Floor

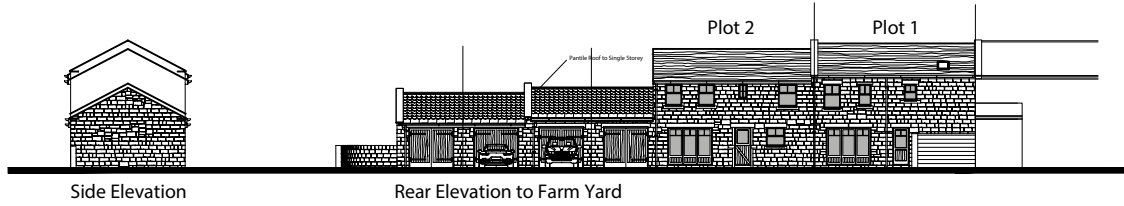


First Floor



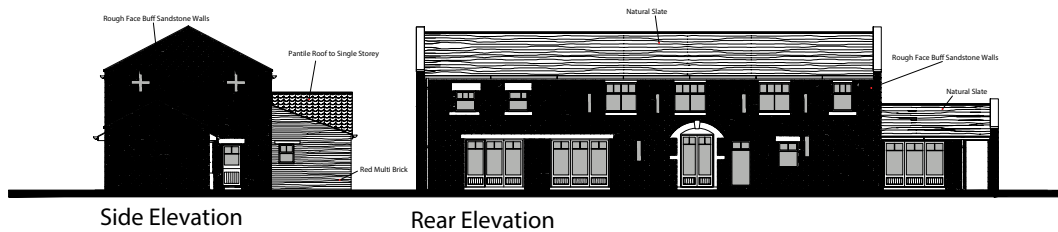
Front Elevation to High Street

Side Elevation



Side Elevation

Rear Elevation to Farm Yard



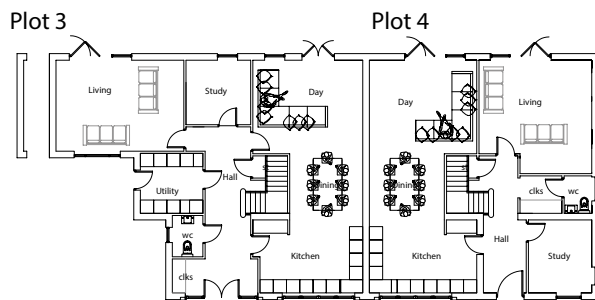
Side Elevation

Rear Elevation

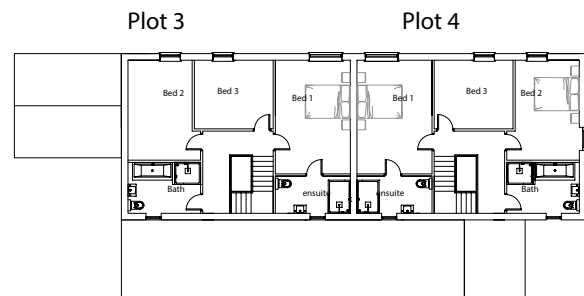


Front Elevation to Farm Yard

Side Elevation



Ground Floor



First Floor



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Thomlinsons and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

24 High Street | Wetherby | West Yorkshire | LS22 6LT
richard@thomlinsons.co.uk

