



Pineheath, Cornwall Road, Harrogate

Harrogate

Offers Over £3,100,000



MYRINGS

Harrogate's Family Estate Agent

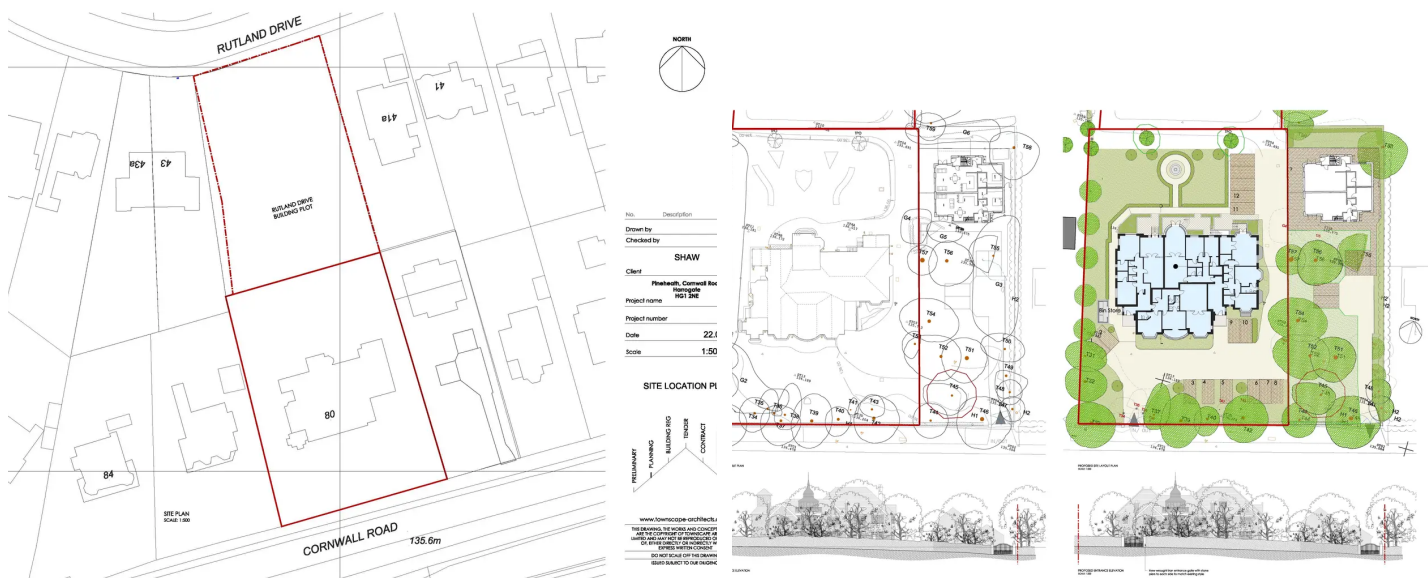


Pineheath, Cornwall Road , Harrogate

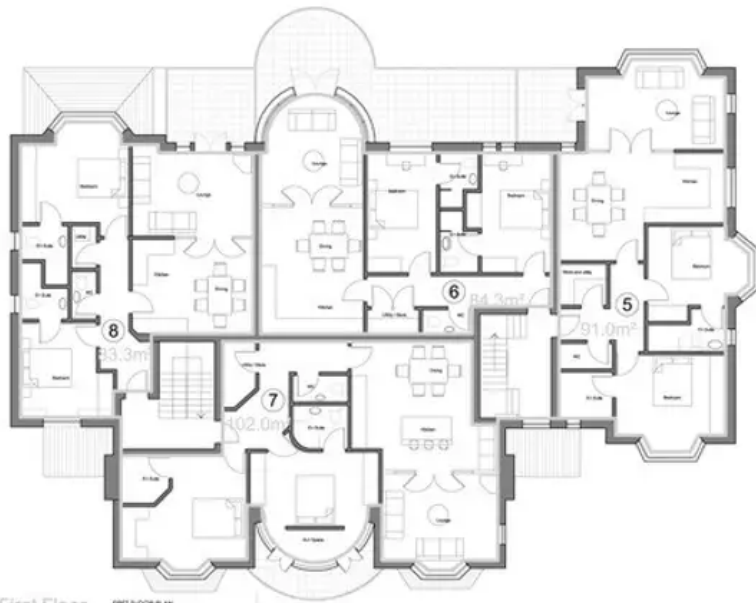
Pineheath offers a rare and wonderful opportunity to acquire a residential development opportunity originally one of Harrogate's largest private dwellings built in the late 1890's Pineheath now comes to the open market for the first time in over 80 years with the benefit of planning consent for conversion to 12 luxurious apartments with balconies, landscaped gardens and secure gated parking together with planning consent for a 4872 square foot detached house situated in one of the most sought after addresses in the Spa town of Harrogate.

Tenure: Freehold

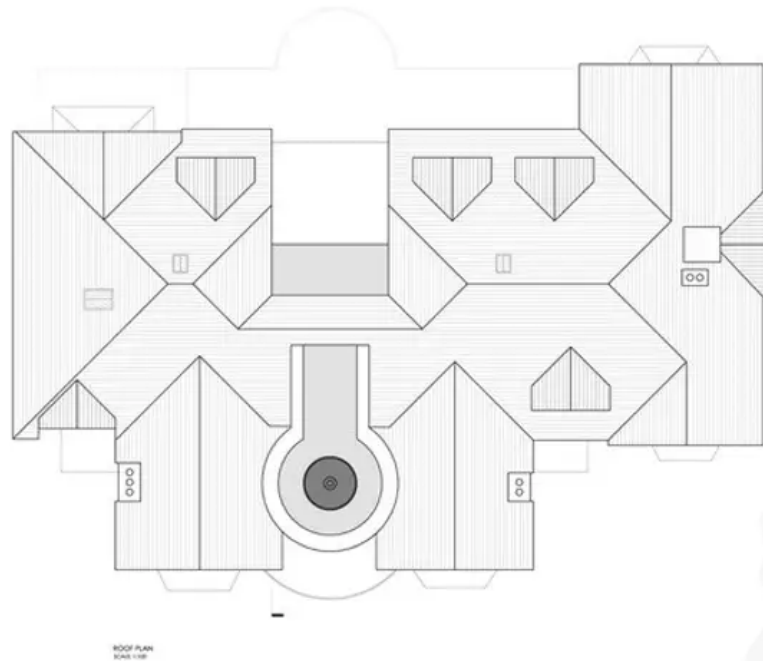
- ONE OF THE MOST SOUGHT AFTER ADDRESSES IN YORKSHIRE
- VIEWS TOWARDS VALLEY GARDENS & PINE WOODS
- PLANNING CONSENT FOR 10 APARTMENTS WITH BALCONIES, GARDENS & PARKING
- PLANNING CONSENT IN 2016 LASPED 2019 FOR A 4872 SQ FT DETACHED HOUSE
- DUCHY ADDRESS



MYRINGS



First Floor
 FIRST FLOOR PLAN
 SCALE 1:100
 Gross Internal Area 399.2m²



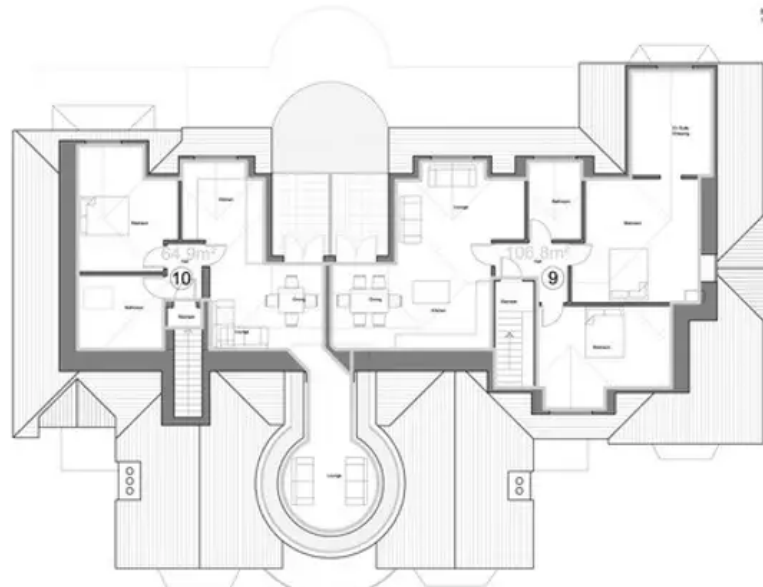
ROOF PLAN
 SCALE 1:100



ADJACENT FLOOR PLAN
 SCALE 1:100



Ground Floor
 GROUND FLOOR PLAN
 SCALE 1:100
 Gross Internal Area 478.2m²



Second Floor
 SECOND FLOOR PLAN
 SCALE 1:100
 Gross Internal Area 192.1m²

Note:
 1. Showing the floor proposed for existing areas only, a
 2. Construction shall and quantities not shown for the site
 3. Construction shall and quantities not shown for the site
 4. Construction shall and quantities not shown for the site
 5. Construction shall and quantities not shown for the site

The Designer shall be responsible for obtaining all necessary
 consents and approvals for the proposed development.
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 consents and approvals for the proposed development.



No.	Description	Date
1	Preparation of the floor plan	17.06.2016
2	Revision of the floor plan	17.06.2016
3	Finalisation of the floor plan	17.06.2016

Drawn by: AS
 Checked by: NS

Client: SHAW

Project Name: Pinehead, Cornwall Road
 W81 2NE

Project Number: 0604

Date: 17.06.2016

Scale: 1:100 @ A1

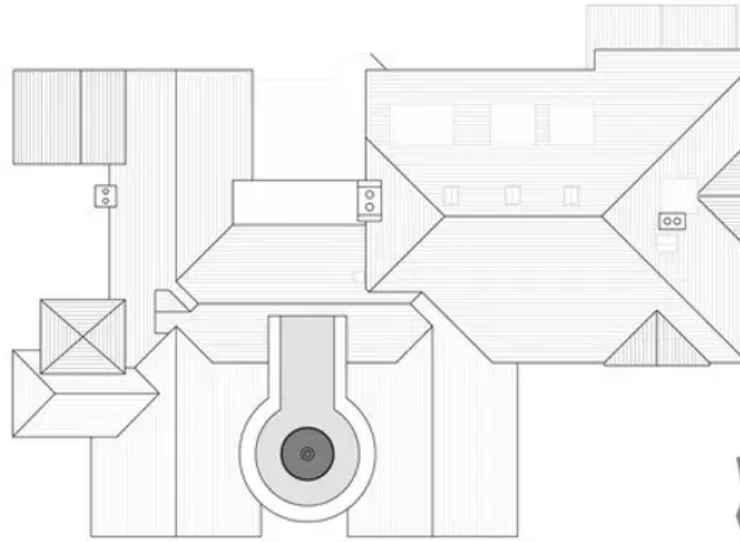
P103 revision B
 PINEHEAD PROPOSED PLANS



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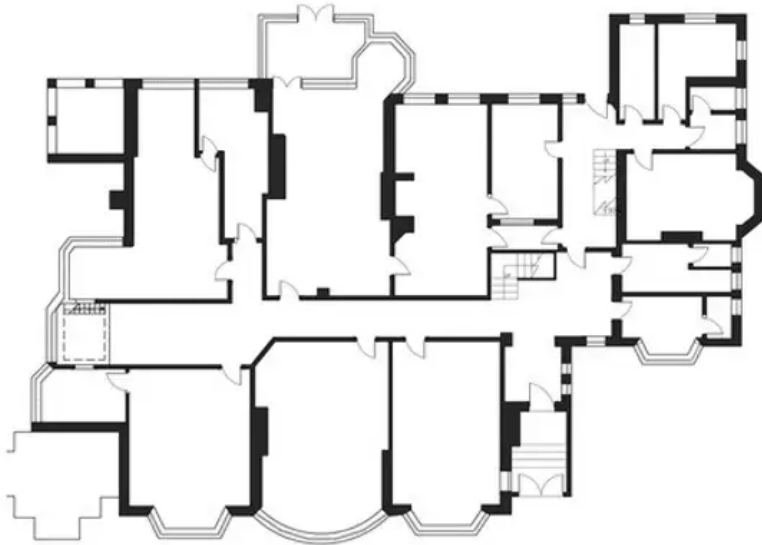
1ST FLOOR PLAN
Scale: 1:50



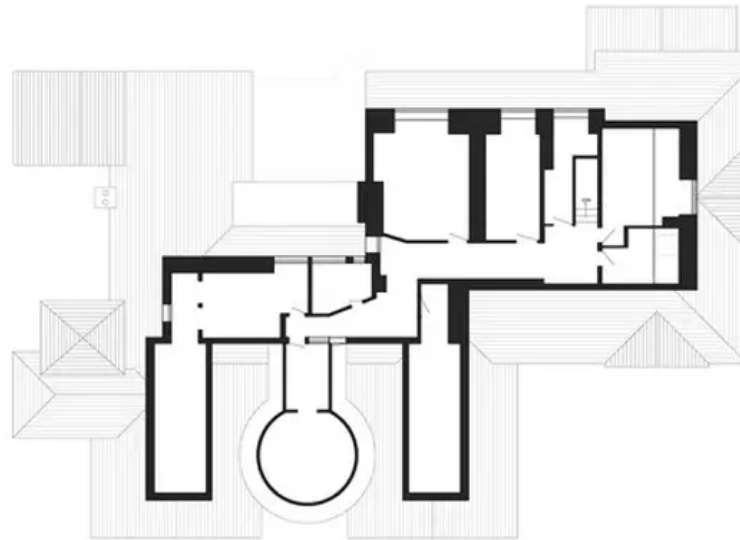
ROOF PLAN
Scale: 1:50



BASMENT FLOOR PLAN
Scale: 1:50



GROUND FLOOR PLAN
Scale: 1:50



2ND FLOOR PLAN
Scale: 1:50

Note:
The drawings have been prepared for planning purposes only, and are not intended to be used for construction purposes. Any discrepancies to be reported to the architect.

Construction staff and specialist must adhere to the uplift and wind load design and ensure appropriate detailing on the glazing including the use of safety glass.
 1. All work to be completed in accordance with the relevant building regulations.
 2. All work to be completed in accordance with the relevant building regulations.
 3. All work to be completed in accordance with the relevant building regulations.

The Designer takes no responsibility for any errors or omissions that may have been introduced during the design process.



4. All work to be completed in accordance with the relevant building regulations.

Drawn by: AS
 Checked by: NS

Client: SHAW

Project name: Pineheath, Cornwall Road

Project number: 0604

Date: 17.06.2016

Scale: 1:100 @ A1

P102 revision: A

PINEHEATH EXISTING PLANS



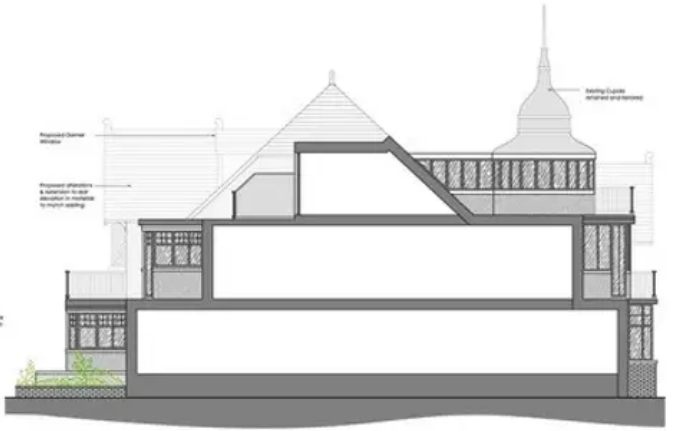
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 PINEHEATH EXISTING PLANS
 17.06.2016
 SCALE: 1:100 @ A1
 DRAWN BY: AS
 CHECKED BY: NS



SIDE ELEVATION (EAST)
SCALE 1:100



SIDE ELEVATION (WEST)
SCALE 1:100



HIDDEN ELEVATION (WEST)
SCALE 1:100



FRONT ELEVATION (SOUTH)
SCALE 1:100



REAR ELEVATION (NORTH)
SCALE 1:100

Windows & Doors - High Performance Insulated glazing system
Custom & Decorative - Dark half round gutters & decorative down pipes to match existing.

Note:
The drawings have been prepared for planning purposes only. A number of building controls exist and the client will be responsible for obtaining the necessary permissions. Any alterations to the drawings are the client's responsibility.
Construction work will commence only after the client has received all the necessary permissions. The client is responsible for the design and construction of the building and the client is responsible for the design and construction of the building and the client is responsible for the design and construction of the building.
The client is responsible for the design and construction of the building and the client is responsible for the design and construction of the building.

1:100 0 1 2 3 4 5
Architectural drawing showing a scale bar and project information.
Client: SHAW
Project Name: Pinheath, Cornwall Road, Myrings Estate, HGI 1LX
Project Number: 0604
Date: 17.06.2016
Scale: 1:100 @ A1

P105 revision B
PINHEATH PROPOSED ELEVATIONS
A flowchart diagram showing the project stages: RESEARCH, PLANNING, BUILDING REG, TENDER, CONTRACT, CONSTRUCTION, and BE DELT.

Myrings Estate Agents

Myrings Estate Agents Ltd, 10 Princes Square - HG1 1LX

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