



# Southlands Hill Foot Lane, Pannal Harrogate

Guide Price £1,395,000



# MYRINGS



## Southlands Hill Foot Lane

Pannal, Harrogate

Southlands offers a rare and unique opportunity to acquire a period stone built detached residence situated in one of the areas most sought after addresses, now in need of complete modernisation but offering huge potential to refurbish and sympathetically extend subject to the usual planning consents featuring breath taking un-spoilt south facing views across the Crimple Valley. Southlands is approached via a circular driveway providing extensive garaging all within a substantial plot of approx. 10.98 acres making this a prime opportunity for further development.

Council Tax band: E

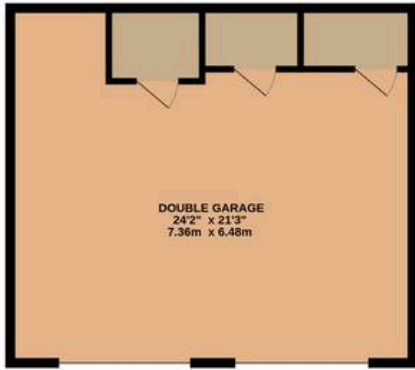
Tenure: Freehold

- ABOUT 10.98 ACRES
- GREAT PROJECT POTENTIAL
- SOUTH FACING VIEWS TOWARDS CRIMPLE VALLEY
- EXCEPTIONAL PLOT & LAND
- HIGHLY REGARDED ADDRESS
- HIGH DEGREE OF PRIVACY



MYRINGS





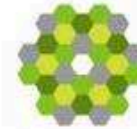
TOTAL FLOOR AREA : 1933 sq.ft. (179.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

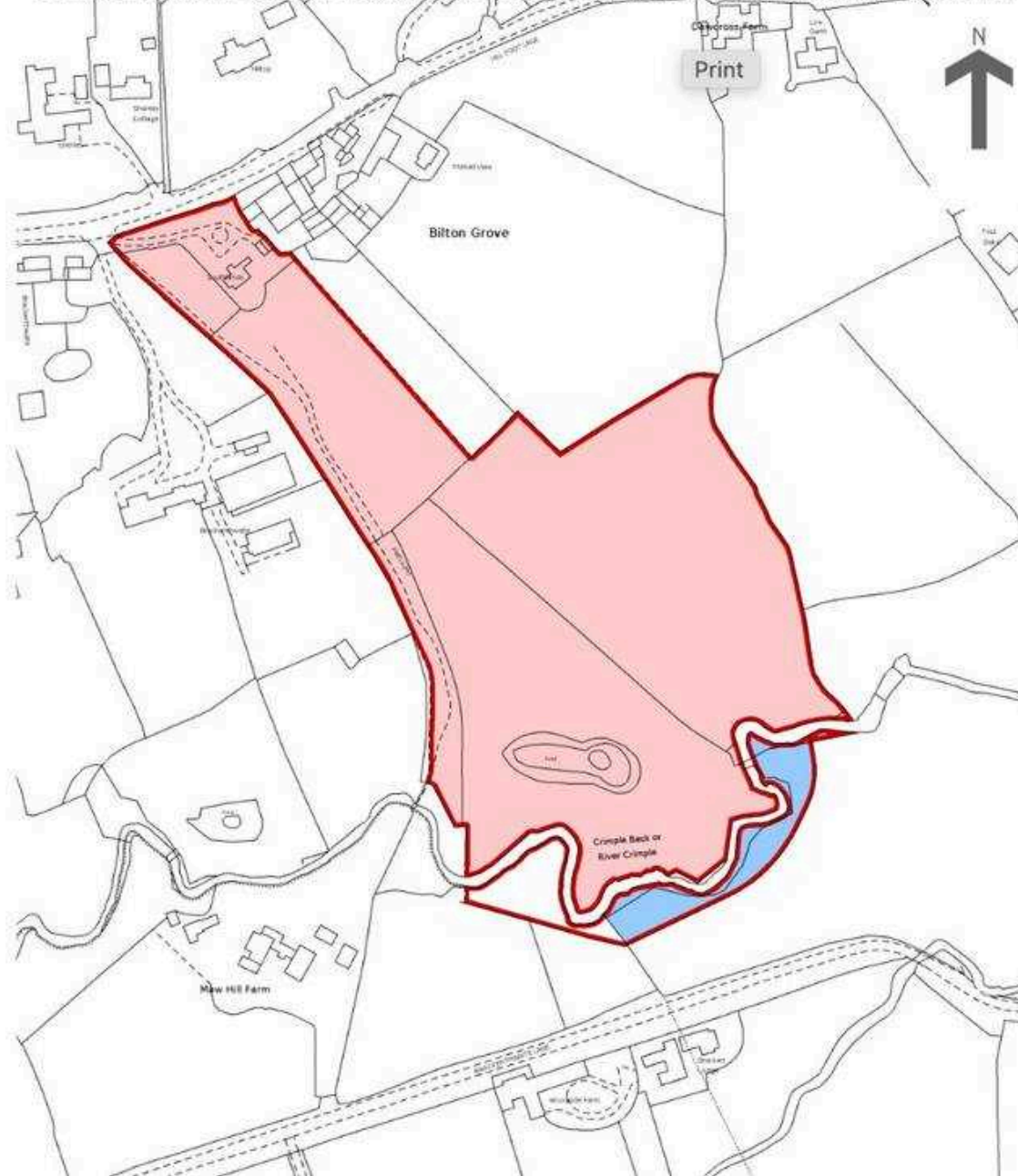
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HM Land Registry  
Official copy of  
title plan

Title number **NYK511569**  
Ordnance Survey map reference **SE2951SW**  
Scale **1:2500**  
Administrative area **North Yorkshire**



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