

Market Flat Lane, Knaresborough HG5 9JA

Price Guide £500,000

Stephensons
land & new homes



**** RESIDENTIAL DEVELOPMENT OPPORTUNITY ****

A prime residential development opportunity occupying a choice elevated position with planning consent to create three barn conversions each with generous gardens and stunning views.

Guide Price £500,000 - £550,000

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
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Associate Partners:

N Lawrence
I Jarvis MNAEA

Foreword

The site sits just outside the ever popular village of Scotton offering quick and easy access to Harrogate, Knaresborough & Boroughbridge. The opportunity is offered to the market with both vacant possession and no onward chain.

Planning

Under Decision No ZC25/00882/PBR & Decision No ZC25/00883/PBR planning consent has been granted to convert two redundant agricultural buildings into a substantial detached dwelling, and a pair of semi detached dwellings respectively.

Services

Mains services of electricity & water are understood to be available to the site. Prospective purchases are advised to satisfy themselves that the appropriate connections can be made:

A. Local Authority
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

B. FOUL DRAINAGE AND WATER
Yorkshire Water Services
PO Box 52
Bradford, BD3 7YD
Tel: 0345 1208 482

C. HIGHWAYS
North Yorkshire County Council
County Hall
Northallerton, DL7 8AD
Tel: 01609 780780

Tenure

We assume the tenure to be Freehold. Please note that we have not had sight of any title deeds or other legal documents.

Viewings

Viewings of the site are strictly via appointment through the selling Agent.

A full set of plans and documents are available on the North Yorkshire County Council Open access planning portal.

Mode of Sale

Offers are invited for the freehold interest in the site subject to contract only.

