

FOUR EXCLUSIVE SELF-BUILD PLOTS

GREAT OUSEBURN

The Pines



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MYRINGS

Your Vision. Your Home.

Imagine a home created entirely around you, designed by you for the way you live today and the life you want tomorrow. At The Pines, you'll find an exclusive collection of four generous self-build plots, each available individually and offering the freedom to shape your own bespoke property – from its architecture and layout to the smallest finishing touches.

Set within the sought-after village of Great Ouseburn, every plot provides a unique opportunity to bring your vision to life. This is much more than simply purchasing land. It is the chance to create a truly personal home in an exceptional North Yorkshire setting, with each plot offering its own space, character and potential.



Elegant rendered expression



Warm red-brick character



Distinctive limestone form



Contemporary village detailing

Creative Freedom, With A Clear Framework

THE EIGHT KEY DESIGN
PARAMETERS

One Detached Home

Each plot is intended for a detached dwelling of circa 2,500 – 3500 sq ft GIA, excluding the garage.

1

Outline Planning Permission

Granted for 4 detached homes to be sold separately.

2

Approved Build Envelope

The house and garage must sit within the defined build zone as per the planning permission.

3

Up to Two Storeys

A mix of one-and-a-half and two-storey elements with potential for room in the roof if required.

4

Traditional Roof Forms

Pitched roofs to be used with some Mono-pitched lean-to elements but flat roofs are not permitted.

5

Parking and Garage

Provide two driveway spaces plus a garage of at least 3m x 6m internally.

6

External Quality Materials

Use a considered palette of red brick, limestone or render with natural slate or clay pantile roofs.

7

Landscape and Access

Access, bin storage, boundary Hedging and landscaping to be of high quality to fit in with the village environment.

8

Only Four Opportunities

Four generous plots, with outline planning granted, each approximately 0.3 acres.

Plot 1.

0.3 Acres
2,500 – 3,500 Sqft

Plot 2.

0.3 Acres
2,500 – 3,500 Sqft

Plot 3.

0.3 Acres
2,500 – 3,500 Sqft

Plot 4.

0.3 Acres
2,500 – 3,500 Sqft



Get in contact today

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Illustrative design concepts only. Purchasers may develop their own design within the approved Design Code and Plot Passport.

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