



Swallow Croft Ings Lane, Bishop Monkton

£500,000 Offers Over



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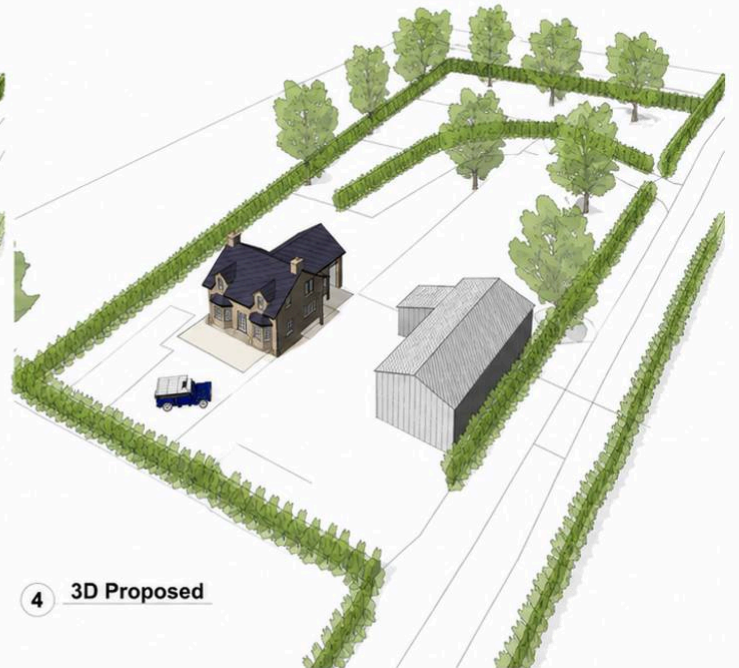
1 Site Section - Existing
1 : 200



2 Site Section - Proposed
1 : 200



3 3D Existing



4 3D Proposed

An exceptional self-build opportunity in a stunning rural setting on the edge of the highly sought after village of Bishop Monkton.

DESCRIPTION

A rare and exciting opportunity to acquire a superb development opportunity with full planning permission (Decision No: 25/03316/FUL) granted for demolition of an existing dwelling, garage, stables and caravan to then erect an impressive new detached family home, occupying an idyllic position surrounded by open countryside.

Set within generous private grounds and enjoying far-reaching rural views, the proposed new home has been thoughtfully designed to create an elegant country residence perfectly suited to modern family living, whilst complementing the character of its beautiful surroundings. The approved plans allow for a substantial detached house with attractive traditional styling, spacious accommodation and extensive landscaped gardens and grounds.

The existing dwelling and outbuildings occupy a generous plot with two separate access points, mature boundaries and established trees, creating a wonderful sense of privacy and countryside charm. The approved redevelopment presents purchasers with the opportunity to create a superb bespoke home in a rarely available location.

This is an increasingly scarce opportunity for developers, self-build buyers or those seeking to create a long-term family home in an exceptional rural position, combining the tranquillity of open countryside with excellent accessibility.

Full planning permission has been granted. Further details and plans are available upon request.

Tenure: Freehold



LOCATION

The site enjoys a peaceful and private setting accessed from Ings Lane, tucked away amidst open fields yet remaining conveniently placed just outside the village. Bishop Monkton is a picturesque and highly regarded village located between Ripon and Harrogate, offering a range of local amenities including a village hall, children's play area, public house, churches, playing fields, cricket pitch, tennis courts and bowling green, together with a well regarded primary school.

The village is conveniently positioned for Ripon, Harrogate and Knaresborough, with excellent transport links including the nearby A1 for travel further afield, and access to Leeds and York within approximately an hour.

NOTES

The site benefits from mains water. Private drainage to a septic tank within the grounds. Electricity is currently supplied via a combination of solar panels and a wind turbine - there is no mains electricity supply to the site at present.



