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DAVID HILL



Long Crag Barn Killinghall Harrogate HG3 1SF

An incredible opportunity to create a unique country residence comprising a substantial modern building with Prior Approval for conversion to create a single dwelling of just under 4,000 ft² standing in about 17.58 acres of grassland. Stunning rural position less than 2 miles from the centre of the sought after spa town of Harrogate.

Guide Price £795,000

Long Crag Barn Killinghall Harrogate HG3 1SF

• Harrogate 3.5 miles • Wetherby 12 miles • York 28 miles • Skipton 20 miles • Leeds 17 miles •

Location

The property is situated on the edge of the Yorkshire Dales National Park and the Nidderdale Area of Outstanding Natural Beauty, less than 2 miles to the west of Harrogate, conveniently located for access to the many services, amenities and attractions this popular spa town has to offer. Commuters are well catered for with the railway station providing regular services to Leeds and York as well as direct services to London Kings Cross. Leeds Bradford airport is within easy reach, just 10 miles to the south west.

Description

This substantial range of modern buildings benefits from a fabulous south facing rural position set well back from the main road from which it is approached via a private drive through its own 17.58 acre parcel of gently sloping grassland.

This rare combination of attributes provides an almost unique opportunity to create a residence unlike any other, perfect for those with equestrian, hobby farming and conservation interests.

Planning

Consent for Prior Approval was granted by Harrogate Borough Council for a scheme prepared by the planning and development team at David Hill LLP for the conversion of this substantial range of buildings to form a single dwelling. Application No.: 22/01222/PBR. Date of issue: 16 May 2022.

The approved planning documents are available in electronic form from the selling agents. There will be a charge for hard copies.

The approved scheme provides accommodation on two floors, which briefly comprises the following;

Ground Floor

Full height entrance hall, cloakroom, store, utility, open plan dining/family room, open plan breakfast kitchen, living room, bedroom 1 with en suite and dressing room

First Floor

Central landing, family bathroom, bedrooms 2 and 3 (both en suite), bedrooms 4 and 5

Total Approximate Gross Internal Floor Area (excluding garage) 365.5 m² (3934 ft²)

Tenure

Freehold

Services

Mains water is connected to the buildings.
A quotation has been provided by Northern Powergrid in relation to the connection of a mains electricity supply. A copy of the quotation will be made available to genuinely interested parties.
Drainage will be to a Package Treatment System to be installed by the purchaser.

Basic Payment Scheme

BPS entitlements are specifically excluded from the sale.

Restrictions

The land is sold subject to an overage clause in relation to future residential development. The vendor and their successors in title will be entitled to 50% of any uplift in value generated by the grant of planning permission for residential development. The term of the overage clause will be 25 years from the date of completion of the sale.

Wayleaves, Easements & Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.
There is a public footpath following the route of the access drive in an east-west direction through the site.

Directions

From Harrogate town centre head north on the A61 taking the first exit onto the A59 at the roundabout. Continue west on the A59 for about 1 mile heading straight across the first roundabout and taking the first exit at the second roundabout onto Oaker Bank (B6161) and head south for a further mile to the next roundabout. Continue straight across on to Oaker Bank (B6161) heading south for a further 550 metres where the entrance to the property can be found on the left. A for sale sign has been erected.

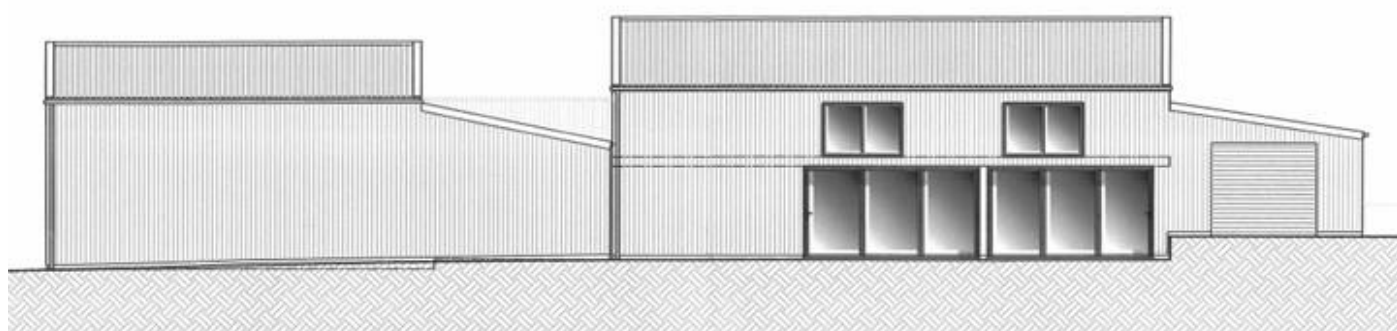




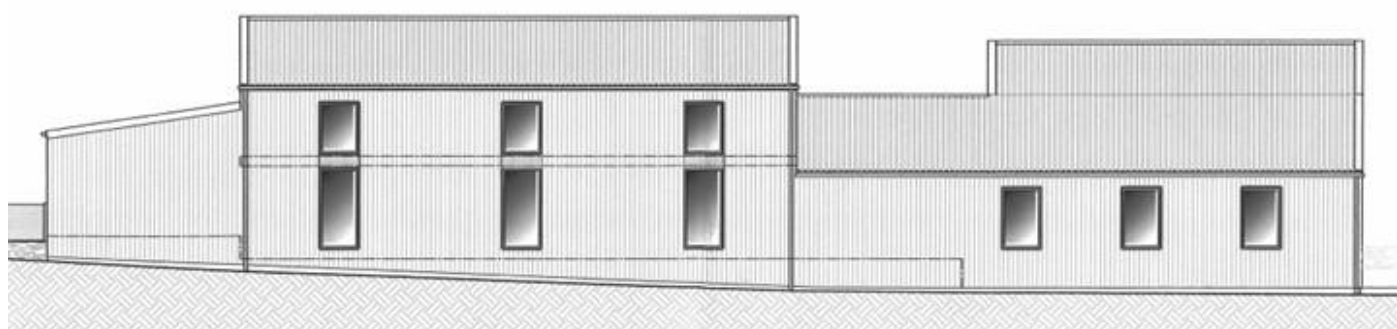
Proposed Ground Floor Layout



Proposed First Floor Layout



Proposed North Elevation



Proposed South Elevation



The New Ship, Mill Bridge, Skipton, BD23 1NJ

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