



Barse Beck Lane, Felliscliffe, Harrogate Offers Over £1,250,000

**** VACANT POSSESSION AVAILABLE ON COMPLETION ****

A rare opportunity to acquire a range of late 18th / early 19th century barns situated on elevated ground, part of the Birstwith Hall Estate, with detailed planning consent for the creation of 2 luxury 4 bedroom conversions with surrounding gardens. This is in addition to a pair of period cottages, ripe for redevelopment and set within this idyllic location with panoramic open views across an area of outstanding natural beauty.



Planning

By Decision Number 22/03516/FUL dated 19th January 2023, detailed planning consent was granted for the conversion of a number of period barns to form 2 new dwellings, with a requirement to demolish redundant buildings and alter the existing access.

A full set of plans and reports are available on the North Yorkshire County Council open access portal. Electronic copies are also available by request from the selling agents.

Property Details

This period property is separated into two cottages but has the potential of being restored into a substantial single residential dwelling.

The accommodation is represented by a two bedroom cottage with lounge, kitchen and bathroom. This is in addition to a full length ground floor cellar partitioned into two rooms with full ceiling heights.

The second cottage enjoys the bulk of accommodation offering flexible two/three bedroom living in addition to a spacious kitchen, lounge and dining room. The property also has a first floor bathroom and a lower ground floor cellar.

To the front of the property is a hardstanding for parking with an enclosed rear garden to the rear.

Services

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

A. LOCAL AUTHORITY

North Yorkshire County Council
County Hall
Northallerton
Harrogate HG1 2SG
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

The Property is freehold with vacant possession on completion.

Viewings

Strictly via appointment through the selling agents.

Please contact Stephenson's Estate Agents on 01423 867700 or Knaresborough@stephensons4property.co.uk

Mode of Sale

Offers are invited for the Freehold Interest in the property subject to contract only.

Solicitors

The Vendor will be represented in this transaction by Cowling Swift & Kitchin, 8 Blake Street, York YO1 8XJ.

Agents Note

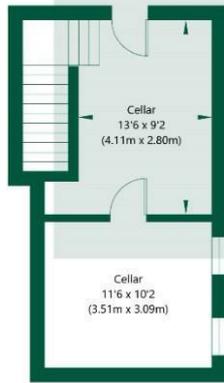
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

The Cottages, West Syke Green Farm, Harrogate, HG3 2LA



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1052 SQ FT / 97.69 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1042 SQ FT / 96.8 SQ M



Est. 1871



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2094 SQ FT / 194.49 SQ M - (Excluding Cellar)
All Measurements and fixtures including doors and windows are approximate
and should be independently verified.
www.exposurepropertymarketing.com © 2023



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

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 MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

