



BARNs & BUILDINGS

HADDOCKSTONES FARM HADDOCKSTONES

WATERGATE ROAD, MARKINGTON, HARROGATE HG3 3LA

AN INCREASINGLY RARE OPPORTUNITY TO ACQUIRE THESE EXCELLENT FORMER FARM BUILDINGS WITH PLANNING CONSENT FOR CONVERSION TO TWO SPACIOUS BARN CONVERSIONS, TWO AFFORDABLE PROPERTIES AND BUILDING FOR B1/B2 USE

Price Guide: £900,000

FOR SALE BY PRIVATE TREATY

LOCATION

Haddockstones is located in this lovely rural setting to the north of Harrogate and Knaresborough and being within easy reach of Fountains Abbey and Studley Park. The properties are also well placed for commuting to Harrogate, Knaresborough and Ripon in addition to the West Yorkshire business centres of Leeds and Bradford. Leeds Bradford Airport is only approximately 40 minutes away.

DESCRIPTION

This is a rare opportunity to acquire this excellent range of stone barns and outbuildings with planning consent for conversion of the barns to form two spacious dwellings plus the erection of two affordable properties and the change of use of the agricultural building to Class B1 and B2 use. This is an excellent opportunity for a builder or developer to provide some stunning homes or alternatively for the private buyer who may wish to try and amend the existing planning consent to their individual requirements (this would be subject to obtaining planning consent).

The Planning Consent provides for the following accommodation. It should be noted that the measurements quoted have been scaled from the architect's plans. Any interested parties should check any measurement on site.

BUILDING A

West Barn

Ground Floor:

Entrance Hall

Cloakroom/WC

| | |
|--------------|-------------------------|
| Living Room | 7.2m x 7.2m |
| Sitting Room | 7.2m x 5.8m plus recess |
| Study | 3.2m x 2.05m |
| Kitchen | 7.2m x 6.2m |
| Playroom | 8.4m x 5.95m |

First Floor:

Landing

Master Bedroom Suite 1:-

| | |
|-------------------|---------------|
| Bedroom | 8m x 4m |
| Dressing Room | 4.3m x 2.05m |
| En Suite Bathroom | 2.74m x 2.05m |

Bedroom Suite 2:-

| | |
|----------------------|--------------------------|
| Bedroom | 7.2m x 3.5m |
| Dressing Room | 3.5m x 2m |
| En Suite Bathroom | 3.5m x 2m |
| Bedroom 3 | 3.3m x 6.2m max 4.3m min |
| En Suite Shower Room | |
| Bedroom 4 | 3.15m x 2.5m |
| Bedroom 5 | 4.6m x 2.5m |
| Family Bathroom | 2.5m x 2.5m |
| Outside | Garaging and Gardens |

East Barn

Ground Floor:

Entrance Hall

Cloakroom / WC

| | |
|--------------|---------------------|
| Living Room | 9.55m x 5.55m |
| Kitchen | 9.6m x 3.9m average |
| Dining Room | 7.4m x 4.45m |
| Sitting Room | 7.6m x 5.95m |
| Music Room | 6m x 4.5m |

First Floor Landing

Master Bedroom Suite 1:

| | |
|----------------------|---------------------------|
| Bedroom | 5.5m x 5.6m max 4.65m min |
| Dressing Room | 2.55m x 1.75m |
| En Suite Bathroom | 2.75m x 2.7m |
| Bedroom 2 | 5.5m x 4.75m plus recess |
| En Suite Shower Room | |
| Bedroom 3 | 4.2m x 3.5m |
| Bedroom 4 | 3.5m x 3.3m |
| Family Bathroom | 3.5m x 2.4m |

Outside

Garaging

Walled Terrace 8.3m x 4.6m
having access from the Dining Room, Sitting Room and Store.

| | |
|--------|---------------------|
| Store | 5.2m x 3.9m average |
| Office | 5.9m x 4.6m |
| Garden | |

BUILDING B

Low Cost Housing

The planning consent also provides for a pair of New Build Semi Detached Houses each offering accommodation of:

Hall

Cloakroom/ WC

Living Room

Dining Kitchen

Three Bedrooms

Bathroom / WC

Outside

Parking Spaces and Gardens

House 1: Gross Internal Floor Area 113.9 Sq Mtrs

House 2: Gross Internal Floor Area 96.9 Sq Mtrs

BUILDING C

The planning permission also provides for change of use of the existing agricultural building to Use Class B1 and B2 and includes:-

Entrance

Office

Cloakroom / WC

Works Space

Gross Internal Area approximately 119.7 Sq Mtrs

NORTH ELEVATION (D)

EAST ELEVATION (B)

WEST ELEVATION (A)

SOUTH ELEVATION (C)

WEST ELEVATION (E)

EAST ELEVATION (G)

SOUTH ELEVATION (F)

SOUTH ELEVATION (H)

ALL EXISTING BRICK UNITS TO BE REVERSED NEW STONE TO MATCH EXISTING

bowmanrileyarchitects

MR R. BELL & MR M. FOSTER

HADDOKSTONES FARM
BISHOP THORNTON
HARROGATE

**BUILDING A
PROPOSED ELEVATIONS**

project number: 6755 drawing number: L(0)07

DATE: DEC 06 SCALE: 1:100

DO NOT SCALE THIS DRAWING

All drawings to be verified on site, and the Architect informed of any discrepancies. All drawings and specifications should be read in conjunction with the Health and Safety Plan. All conflicts should be reported to the Client immediately.

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PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

REFER TO DRAWING No 6755L(0)08 FOR ELEVATIONS

bowmanrileyarchitects

MR R. BELL & MR M. FOSTER

HADDOKSTONES FARM
BISHOP THORNTON
HARROGATE

**BUILDING A
PROPOSED FLOOR PLANS**

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PROPOSED NORTH ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

PROPOSED WEST ELEVATION

PROPOSED SECTION A-A

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

architects
bowmanriley

MR R. BELL & MR M. FOSTER

DATE: 11/10/09
SCALE: 1:100

PROJECT: HADDOCKSTONES FARM
BISHOP THORNTON
HARROGATE

DRAWING: BUILDING B
PROPOSED PLANS, ELEVATIONS & SECTION

PROJECT NUMBER: 6755
DRAWING NUMBER: L10110
SHEET: B

EXISTING GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

SECTION C-C

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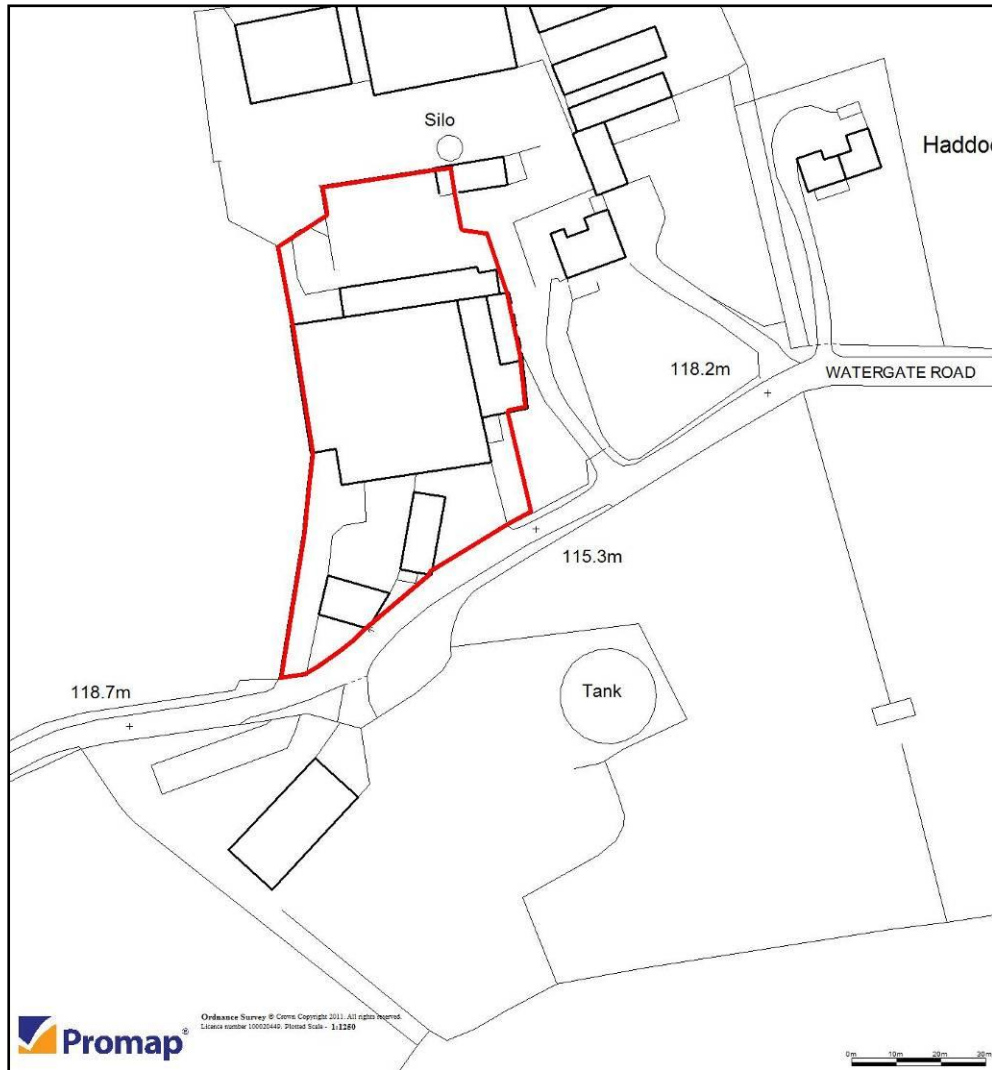
MR R. BELL AND MR M. FOSTER

Job: HADDOCKSTONES FARM
BISHOP THORNTON
HARROGATE

Drawing: PLANS, ELEVATIONS AND SECTION
OF BUILDING C

| Revision | Date | By | CHK. |
|----------|------|----|------|
| | | | |

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan: all conditions prevail.



ADDITIONAL INFORMATION

SERVICES

Mains water is available some distance along Watergate Road. The Buyer will be responsible for making their own enquiries regarding the water supply. The barn's current water supply is from a borehole under the ownership of the adjacent Haddockstones Farm. The sellers may consider allowing access to this water supply. Further details on application.

ELECTRICITY

Available on site

DRAINAGE

To be to a new sewage treatment plant. The buyer to provide a sewage treatment plant to a sufficient size to accommodate four additional dwellings in addition to the barns and buildings to be sold.

SPECIAL NOTE

The Buyer will be responsible for constructing the new access to the development and linking in to the existing access to Haddockstones Farm to the Seller's satisfaction.

OVERAGE AGREEMENT

Should planning consent be granted on conversion of Building C to a separate domestic dwelling, an overage agreement will come into force. The details and terms and conditions of this agreement to be agreed.

DIRECTIONS

From Harrogate and Knaresborough proceed to the first Ripley Roundabout, proceed on to the second roundabout and take the second exit onto the B6165. Take the second turning right signposted Fountains Abbey. Proceed straight on along this road, ahead at the crossroads and take the second turn right onto Watergate Lane toward Fountains Abbey. Proceed along this road and Haddockstones Farm is located on the left hand side.

PLANS AND PLANNING CONSENT

The plans and planning consents are available at our Knaresborough or Harrogate offices. Alternatively can be viewed on line at www.harrogate.gov.uk Application Ref: 6.52.135.H.FUL

SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Paul Johnston (Boroughbridge Office) on **01423 322382**

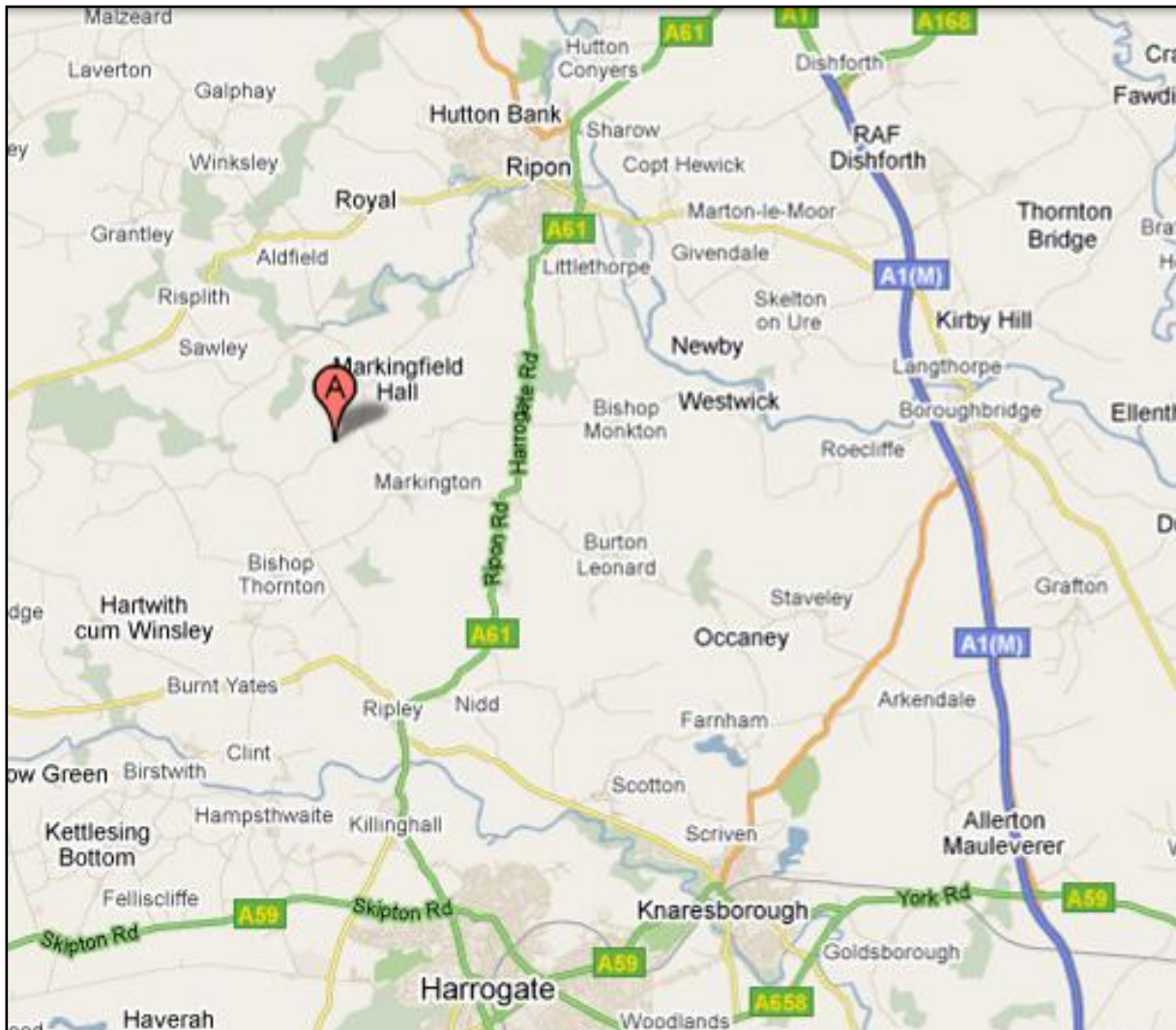
Richard Lister (Harrogate Office) on **01423 730700**

John Haigh (Knaresborough Office) on **01423 860322**

SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.



PROPERTY MISDESCRIPTIONS ACT 1991

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