

# BUILDING PLOT

BACK LANE, GREAT OUSEBURN  
YORK, YO26 9RQ



AN EXCEPTIONAL BUILDING PLOT WITH PLANNING PERMISSION GRANTED FOR THE DEVELOPMENT  
OF A SUBSTANTIAL MODERN FAMILY HOME AND THE CONVERSION OF OUTBUILDINGS TO FORM  
ANCILLARY ACCOMMODATION IN THE HEART OF THE GOLDEN TRIANGLE  
IN ALL CIRCA 6 ACRES OF MATURE GARDENS, GROUNDS AND PADDOCK

## **Planning Reference**

Harrogate Borough Council –  
DCPEFULZ 17/04658/FUL

## **PROPOSED ACCOMMODATION**

### **Ground Floor**

Entrance hall, fabulous open plan kitchen and dining area, large sitting room, library/study, pantry, cloakroom and utility.

### **First Floor**

Master Suite with balcony, two further bedrooms with ensuite bathrooms and balcony and one double bedroom with ensuite.

### **Second Floor**

Double bedroom with ensuite and storage areas.

### **Annexe**

Entrance hall, living kitchen, sitting room, two ensuite bedrooms.

Triple garage.

Mature gardens, grounds and paddock.

**ALL IN ALL, A TRUE ONE OFF**



## Overview

The location and potential of this development is truly unique in all senses of the word. Tucked away in a quiet and discreet location off Back Lane the site is quite exceptional and with the benefit of the planning permission granted will allow for the creation of a cutting edge modern eco house set within already established and mature gardens and grounds that will create instant privacy and a sense that the house has been there for years.

In addition, the conversion of the existing outbuilding to create an annexe / ancillary accommodation add to the magnitude of this wonderful opportunity. The “ James Bond “ access is also something you don’t find very often!

## Environs

Great Ouseburn is a picturesque village surrounded by glorious countryside but benefits from being within close proximity of the historic city of York, the popular town of Harrogate and the bustling town of Boroughbridge. Only a few miles from the A59 and the A1 it is an ideal location to access the motorway network north and south. The rail service from York to London is under 2 hours.

The village itself has a shop and post office, a sports club with outstanding facilities and extensive playing fields. In the nearby towns of Boroughbridge and Easingwold, as well as Harrogate and York, there are all of the day to day facilities and shops one should need. In the village is a highly regarded Primary school with further state and private schools within a 10 mile radius.



## MAIN HOUSE PLAN



## ADDITIONAL INFORMATION

### Services

We are advised that the property will have mains water and electric. The central heating is proposed via a ground source heat pump and the drainage system will be private.

### Local Authority

Harrogate Borough Council

[www.harrogate.gov.uk](http://www.harrogate.gov.uk)

Tel: 01423 500600

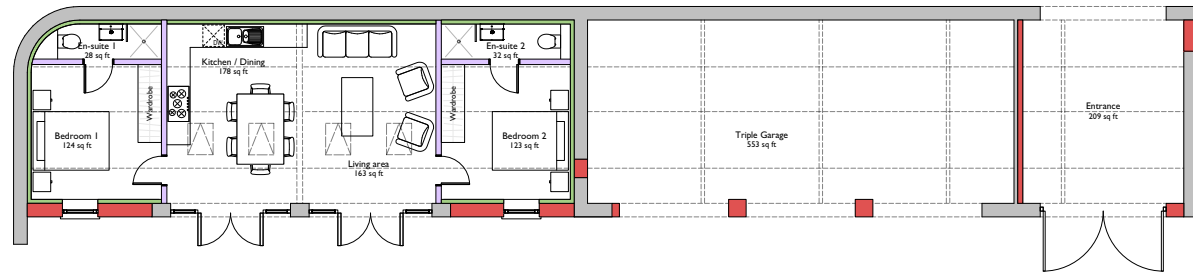
### Tenure

We are advised that the property will be freehold and that vacant possession will be granted upon legal completion.

### Directions

Travelling along the main street in the village take the turning on to Back Lane. Follow the road and for 300 yards passing the back of the church on the right and the site is situated in front of you and identified by the Croft Residential for sale board.

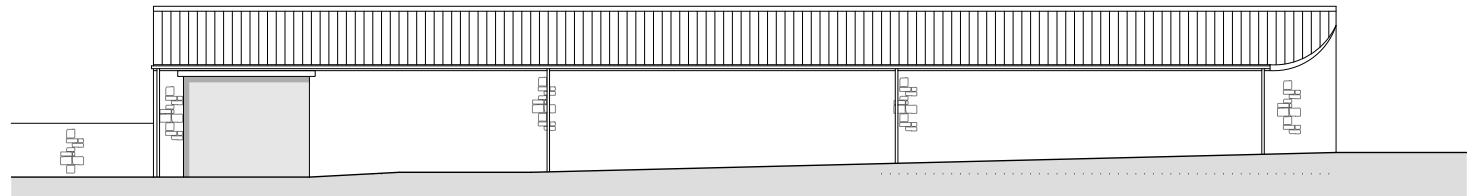
## GARAGE & ANNEX PLAN



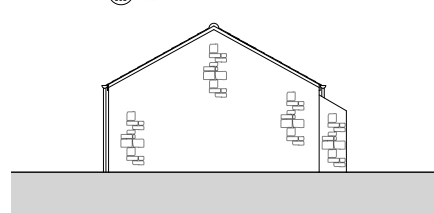
1 GROUND FLOOR PLAN  
Scale: 1:50



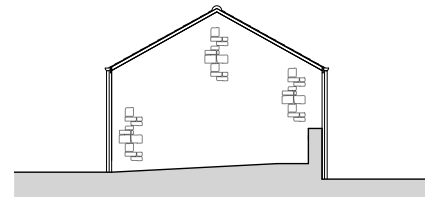
2 SOUTH ELEVATION  
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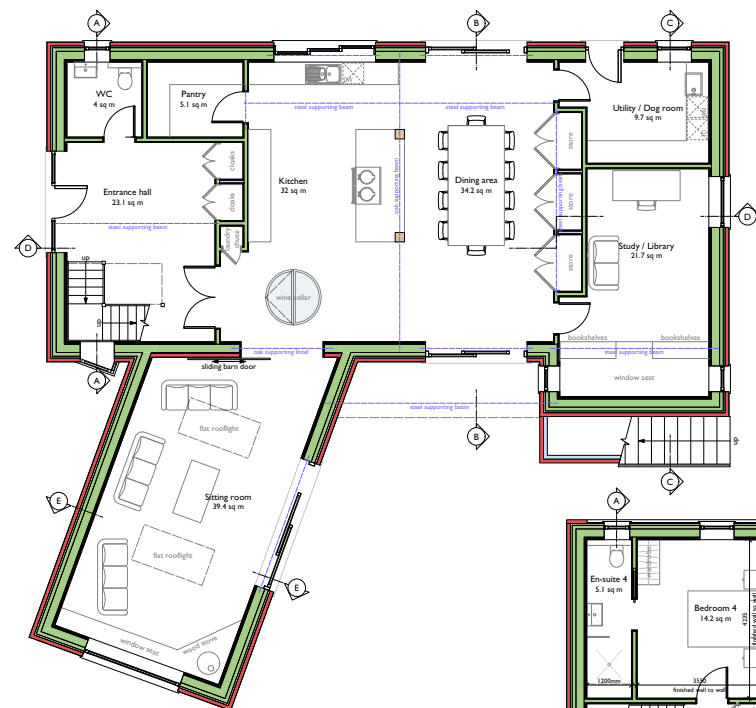
3 NORTH ELEVATION  
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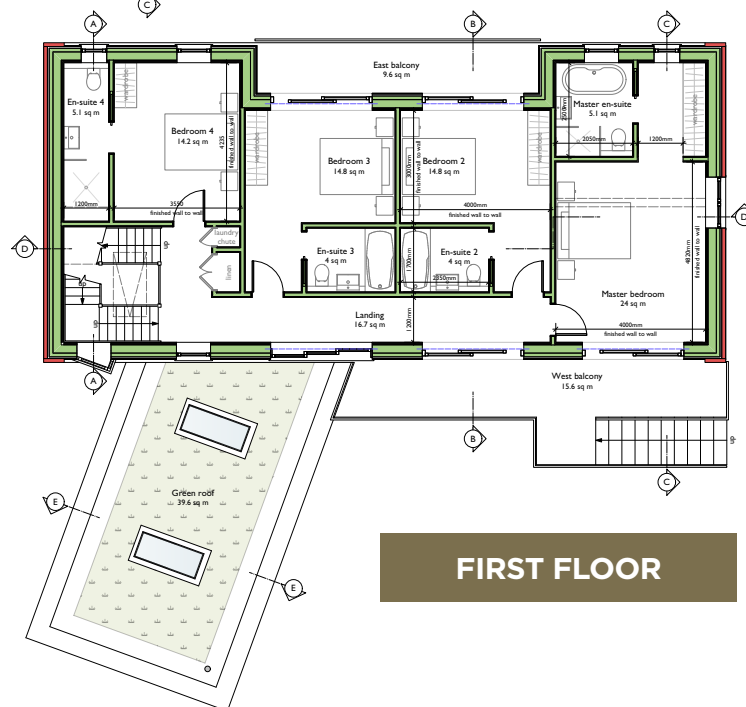
4 WEST ELEVATION  
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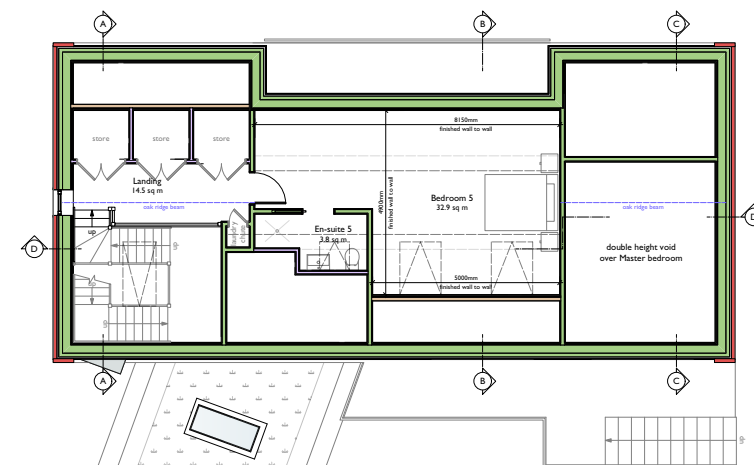
5 EAST ELEVATION  
Scale: 1:50



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**Viewing Arrangements** Strictly through the selling agents:

Croft Residential, Pavilion 2000, Amy Johnson Way, York YO30 4XT **Tel:** 01904 238 222 **Email:** toby@croftresidential.co.uk **www.croftresidential.co.uk**

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