

Spring Bank Farm Development

Coneythorpe, Harrogate, North Yorkshire



StephensonsRural

BoultonCooper



Spring Bank Farm Harrogate

An outstanding redevelopment opportunity comprising a traditional farmstead complex with planning consents to create **10 no. residential units.**

The farm is situated in a delightful setting, enjoying a prominent position which allows for stunning panoramic views across the surrounding countryside.





A sensitive development scheme that enhances the existing character of the setting, External wall features have been complimented by vertical cedar cladding to echo the agricultural heritage, as well as vertical brick lintels, red brick quoins and horizontal lacing course with pebble infill.

The latest planning consents allow for the complete redevelopment of the farmstead and allows for the following:

- 1.Substantial redevelopment of the existing farmhouse

(Decision No. ZC24/00227/FUL).

- 2.Proposed barn conversions of the traditional range to form 5 no. residential dwellings, ranging from 2 bedroom to 4 bedroom units

(Decision No. ZC24/00013/FUL).

- 3.Conversion of former agricultural building to create 4 no. dwellings

(Decision No. 25/03557/PBR).



SPRING BANK FARM SPECIFICATION



DESIGN

Architectually designed development by the highly regarded HG2 Architects based in Harrogate.



BUILD QUALITY

Original materials and features, coupled with more modern construction methods.



INTERIOR LAYOUT

Imaginative design to complement modern living in a quintessential farmstead development.



EXTERNAL WORKS

Allocated garden and outside space within a courtyard development. Additional land available by separate negotiation.

EXTERNAL WORKS & SITE

SPECIFICATION SUMMARY



**10 NO. RESIDENTIAL
DEVELOPMENT OPPORTUNITY**



OPEN ASPECT



LANDSCAPED GARDENS



ALLOCATED PARKING





Proposed North Elevation

DISCLAIMER: LANDSCAPE AND HARD SURFACING SHOWN INDICATIVELY.
ELEVATIONS FOR MARKETING PURPOSES ONLY.



Proposed South Elevation

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IMPORTANT NOTICE

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information, but these particulars are not intended to amount to advice on which you should rely as being factually accurate. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

HG2 Architects

4-bed double storey with gardens and parking.
GIA approx. 1,550 sq.ft. (144 sq.m.)

2-bed double storey with garden and parking.
GIA approx. 1,011 sq.ft. (94 sq.m.)

2-bed single storey with garden and parking.
GIA approx. 914 sq. ft. (85 sq.m.)

3-bed double storey with gardens
and parking,
GIA approx. 1,323 sq.ft. (123 sq.m.)

2-bed single storey with gardens and parking.
GIA approx. 887 sq.ft. (82.4 sq.m.)

3-bed double storey with garden and parking.
GIA approx. 1,227 sq.ft. (114 sq.m.)

3-bed double storey with garden and parking.
GIA approx. 1,227 sq.ft. (114 sq.m.)

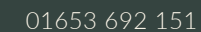
2-bed double storey with garden and parking.
GIA approx. 1,130 sq.ft. (105 sq.m.)

2-bed double storey with garden and parking.
GIA approx. 1,130 sq.ft. (105 sq.m)

4-bed detached, double storey with gardens, grounds and parking. GIA approx. 3,702 sq.ft. (344 sq.m.)



Whilst enjoying an idyllic rural setting, the development is conveniently located for Harrogate (8 Miles), York (15 miles) and Leeds (20 miles).





Do not scale from this drawing for construction or acquisition purposes. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information must be taken from figured dimensions only. All dimensions and levels must be checked on site and discrepancies between drawings and specification must be.

SPRING BANK FARM, FLAXBY -SITELAYOUT -

- | | | |
|--|--|--|
| 1. Plot 1
4 Bedroom
2 Storey
(1765 sqft / 164 sqm) | 4. Plot 4
3 Bedroom
2 Storey
(1323 sqft / 123 sqm) | 7. Plot 7
3 Bedroom
2 Storey
(1227 sqft / 114 sqm) |
| 2. Plot 2
2 Bedroom
2 Storey
(936 sqft / 87 sqm) | 5. Plot 5
2 Bedroom
1 Storey
(915 sqft / 85 sqm) | 8. Plot 8
2 Bedroom
2 Storey
(1130 sqft / 105 sqm) |
| 3. Plot 3
2 Bedroom
1 Storey
(828 sqft / 77 sqm) | 6. Plot 6
3 Bedroom
2 Storey
(1227 sqft / 114 sqm) | 9. Plot 9
2 Bedroom
2 Storey
(1130 sqft / 105 sqm) |
| | 10. Plot 10
Existing House with
Extensions
(3702 sqft / 344 sqm) | |

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ROAD/PARKING LAYOUT INDICATIVE ONLY. PLOT AREAS ARE APPROXIMATE.

Rev. Date Drawn Check Description
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This drawing is purely for discussion purposes only. It is not to be taken as a drawing for construction drawing, and should be properly reviewed by the client for correct interpretation of the drawing or plan of it. Please refer to the developed production information drawings for detail, construction and measurement purposes.

PRELIMINARY ISSUE

Project Title:
Spring Bank
Drawing Title:
Marketing Plan
File Number: R380
Drawn By: MB
Checked By: JCE
Scale@A0: As indicated
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