



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Follifoot, Near Harrogate



RESIDENTIAL DEVELOPMENT SITE

PANNAL ROAD, FOLLIFOOT, HARROGATE,
NORTH YORKSHIRE, HG3 1DR

A SUPERB DEVELOPMENT SITE OF ALMOST 0.8 ACRES
IN AN ENVIABLE SEMI-RURAL SETTING HAVING
PLANNING PERMISSION FOR THREE INDIVIDUAL
DETACHED HOUSES, EACH FACING SOUTH-EAST TO
THE REAR WITH OPEN VIEWS OVER THE RUDDING
ESTATE TO THE SOUTH-EAST OF HARROGATE



GSC GRAYS

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Situation

Follifoot has been long regarded as one of the most enviable village locations in the Harrogate area, surrounded by the Rudding Estate and noted for its individual homes of varying style and size. There is a strong sense of village community with a school, local shop and public house plus a wide range of amenities available on the edge of Harrogate, particularly on Wetherby Road and Leeds Road, as well as in the town centre itself. For those seeking to travel further afield, the Harrogate By-Pass (A658) skirts the village offering good accessibility to Leeds, Bradford and York, with A1(M) motorway at Wetherby and Allerton Park, plus various intercity rail options to London Kings Cross.



Description

Currently part of the Estate, this level grassland site extends to approximately 0.78 acres (0.32 hectares) with planning permission granted March 2026 for three individual detached houses of varying size and style being 5 bedroom, 4 bedroom and 3 bedroom respectively. The dwellings as proposed extend to a gross internal floor area totalling some 6445 square feet. (598.7 sq m) plus integral and detached garaging in addition. A notable attraction of this exclusive site is the availability of services with mains drainage immediately adjacent to the rear, mains water likewise to the front, with mains electricity and fibre broadband also in the immediate vicinity.



The site has direct frontage to Pannal Road, with defined boundaries to either side, and borders open farmland of the Rudding Estate to the rear. The immediately adjacent paddock to the south may be offered on an annual grazing basis by separate negotiation, hence the retained access track, but the paddock is not available for purchase.

Additional Information

A Supplementary Information Pack is available from the selling agents.

Planning Permission

Consent (25/04232/FUL) was granted 3rd March 2026 for the "Proposed erection of 3no. dwellings, access, parking, landscaping and associated works".

Services

All mains services (no gas) are understood to be available in close proximity to the site. Interested parties are advised to make their own enquiries of the relevant parties.

Tenure

Freehold with vacant possession on completion.

Easements & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

Mode of Sale

The site is offered as a whole as one lot. A sale in lots is not envisaged.

VAT

An election has been made to charge VAT on the sale.

Local authority

North Yorkshire Council

what3words

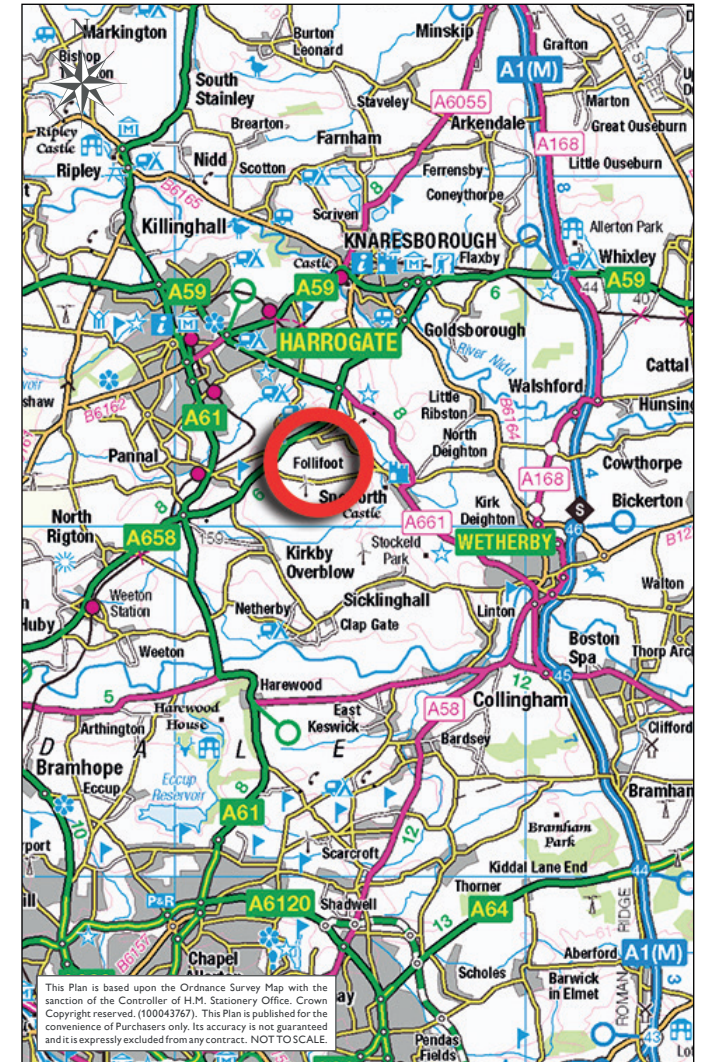
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Directions

Turn off the Harrogate South By-Pass where signposted to Follifoot, then turn immediately right as indicated onto Pannal Road, with the site then a short distance on the left hand side. Pannal Road at this point is a cul-de-sac.

Viewing Arrangements

During daylight hours after notification to the selling agents: GSC Grays 01423 590500 - tajw@gscgrays.co.uk.



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Particulars written: March 2026
 Photographs taken: March 2026