



Land at Littlethorpe Lane, Ripon, HG4 1TZ

Price on application



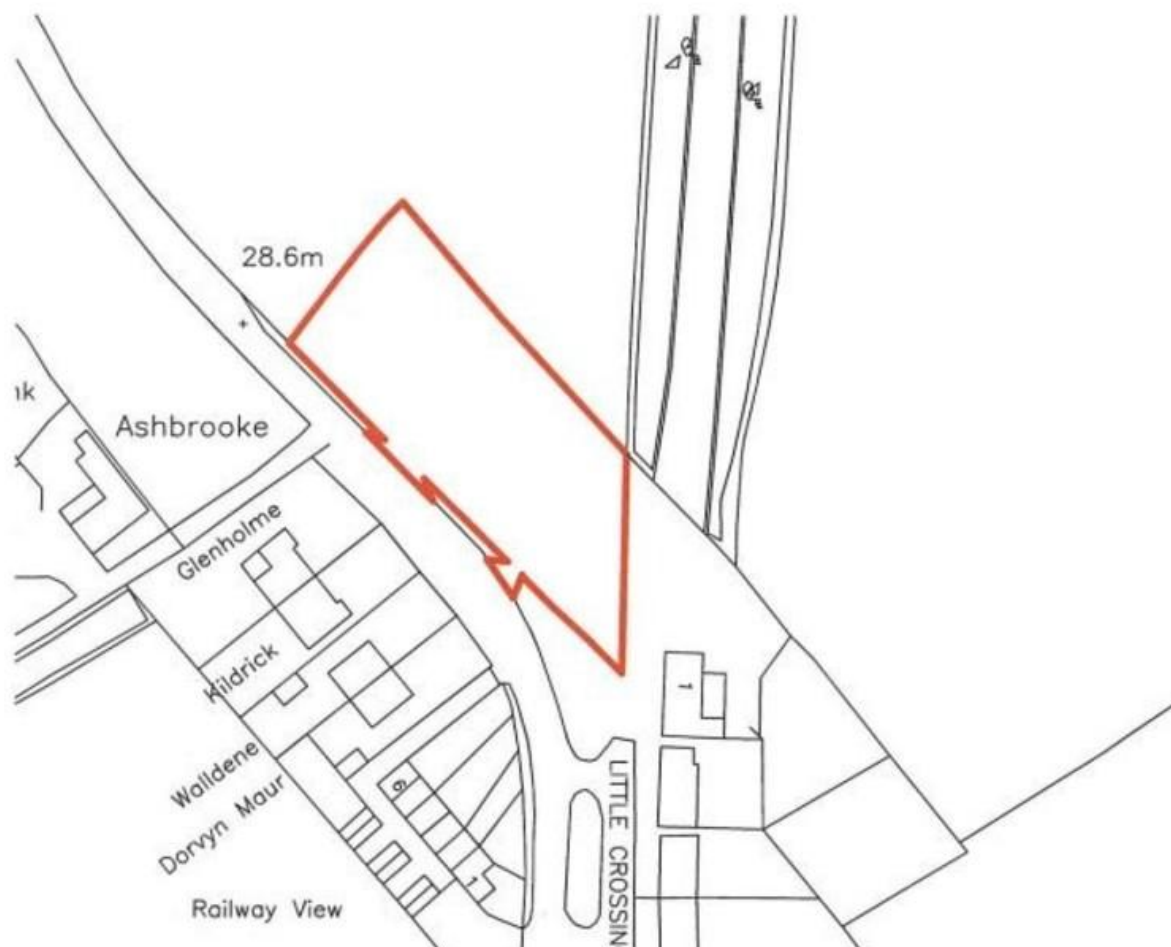
Description

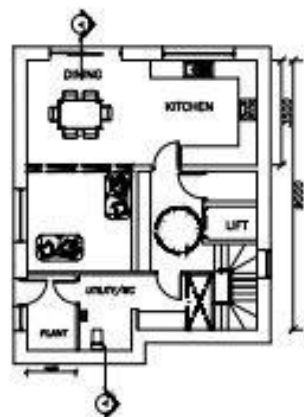
A building plot overlooking open countryside with planning consent for the erection of five detached residential 'PassivHaus' designed dwellings, offering an excellent opportunity to create stunning homes. The site extends to approximately 0.49 acres (0.202 ha)

The five proposed dwellings are accessed from Littlethorpe Lane and will be arranged over three floors providing approximately an average 2000ft.² per property. There may well be further opportunities to develop, subject to consent.

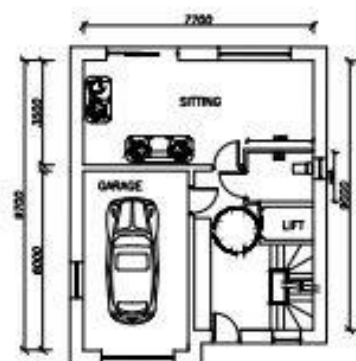
Consent granting planning permission, reference 19/00962/R.E.M. was dated May 2019 and a certificate of lawful commencement of works on site was made under reference 21/02344/CLEUD, dated 13th January 2022.

Littlethorpe is an attractive village and is readily accessible to Ripon and good motorway transport links via the A1.

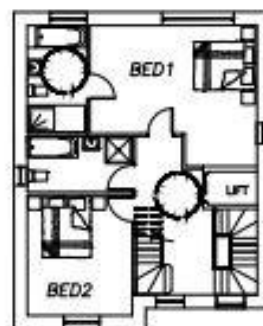




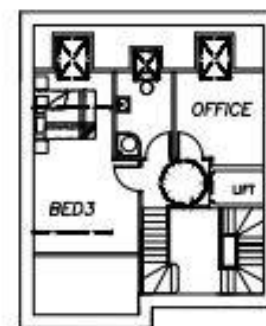
GARDEN LEVEL



GROUND FLOOR



FIRST FLOOR



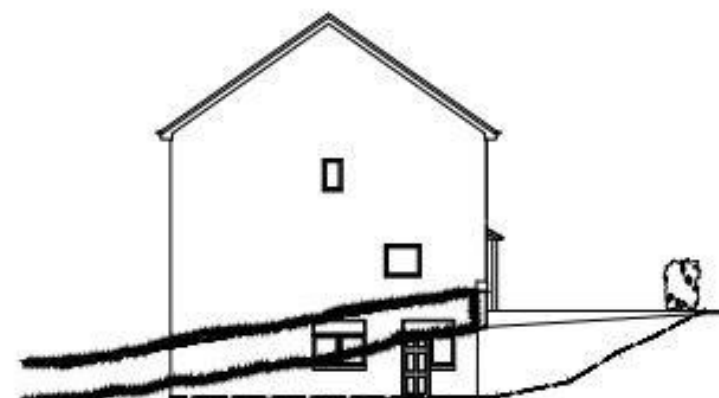
LOFT



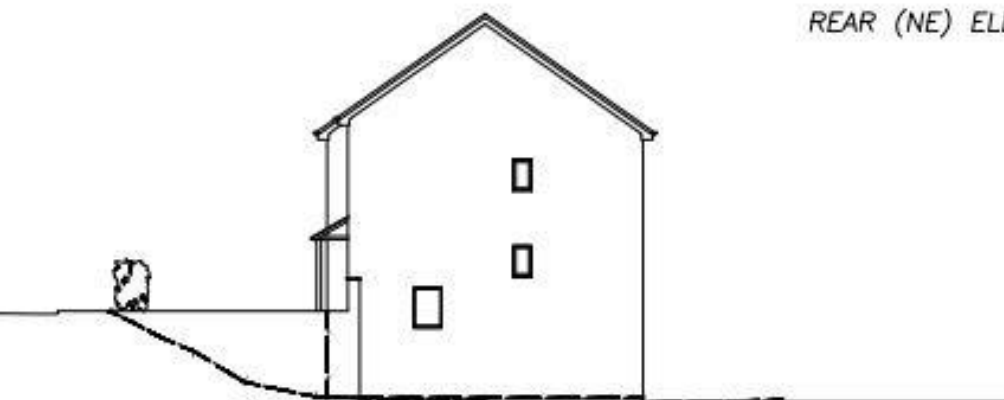
FRONT (SW) ELEVATION



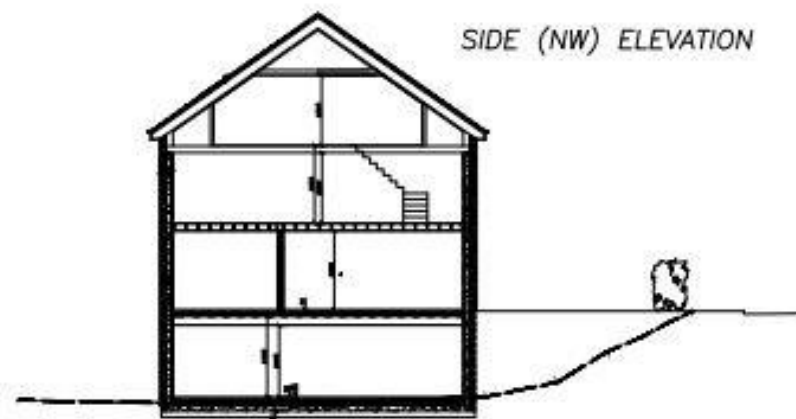
REAR (NE) ELEVATION



SIDE (NW) ELEVATION



SIDE (SE) ELEVATION



The direct roadside frontage is in our opinion beneficial to construction access.

Further details including planning information, building design and plans are available via appointment with our office.

Tenure

Freehold.

Services

No mains services are connected to the land. However, we believe these are available in the road.

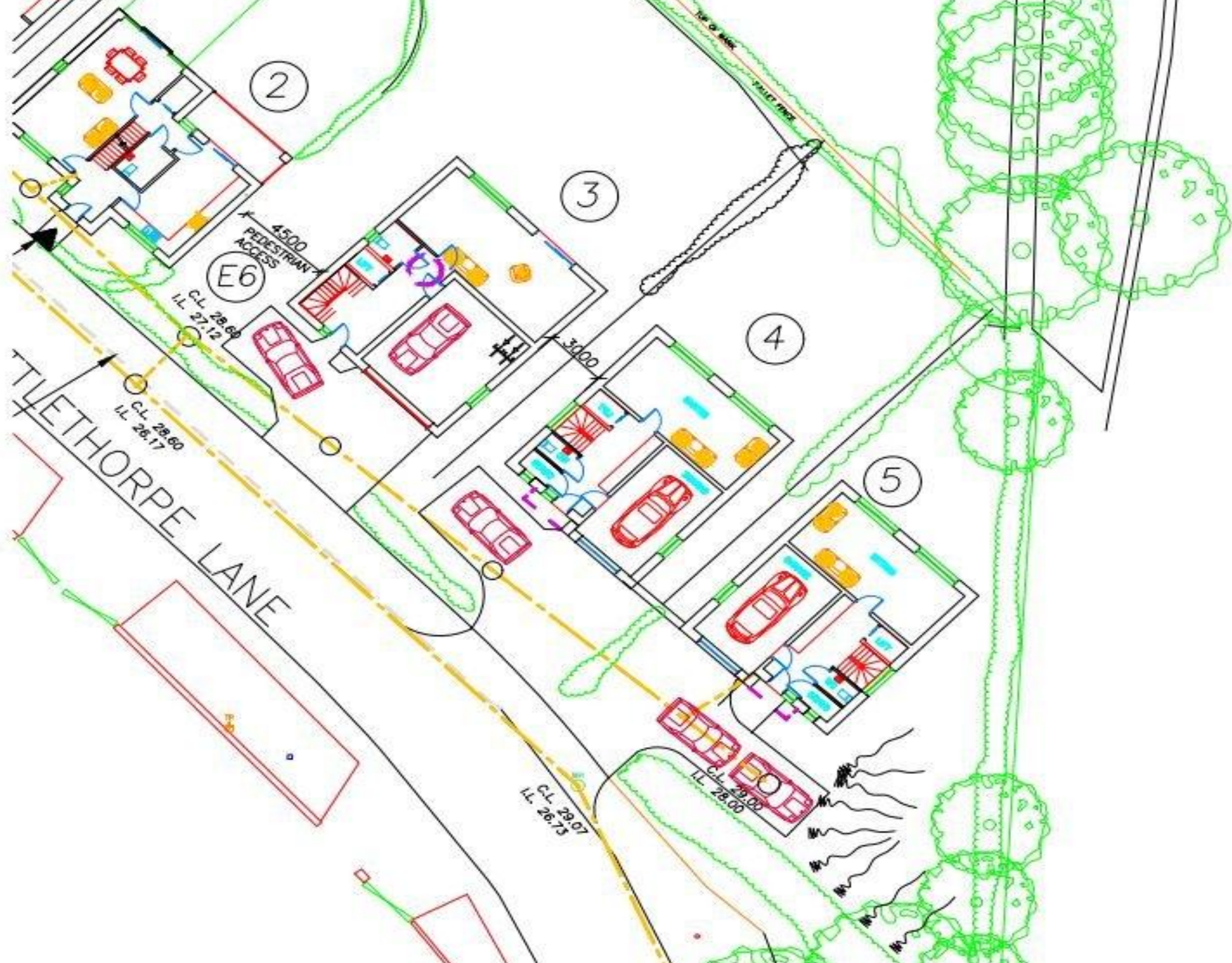
Directions

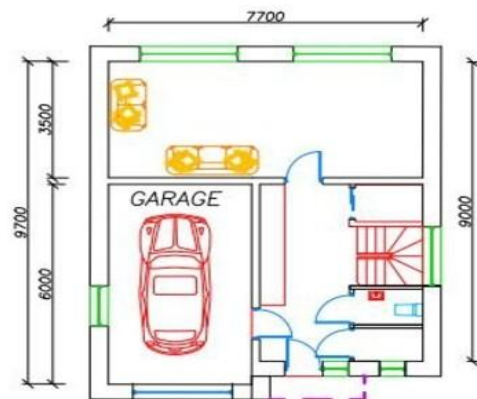
Approaching Ripon from the south, at the roundabout turn right onto the Ripon bypass and take the second right hand turn onto Littlethorpe Lane, follow the road for a short while where the site will appear on your left hand side.

Details Produced

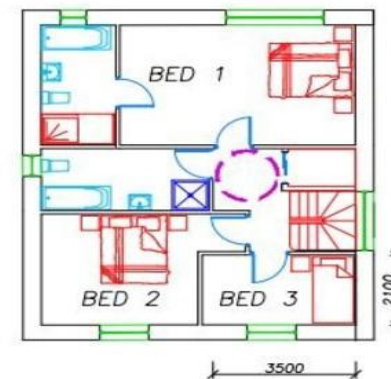
24th January 2023.



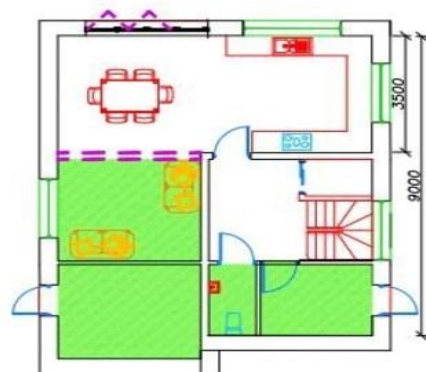




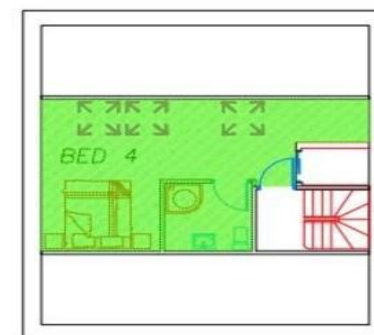
GROUND FLOOR



FIRST FLOOR



GARDEN LEVEL



LOFT



EXISTING HEDGE REINFORCED WITH:
 BIRD HEDGE (ROSA CANINA)
 ELDER (SAMBUCUS NIGRA)
 HAZEL (CORYLUS AVELLANA)
 BUCKHORN (BUXUS SEMPERVIRENS)
 FIELD MARSH (NIGELLA DAMPASCENA)
 BLACKTHORN (PRUNUS SPINOSA)
 SWEETBERRY (MALUS MONSIEUR)

EXISTING HEDGE IS OVERGROWN -
 LAY EXISTING HEDGE IN THE
 PROPOSED NEW AND FILL ANY
 GAPS WITH NEW PLANTING

GRASS CONNECTED
 WITH EXISTING
 CONNECTED SERIES

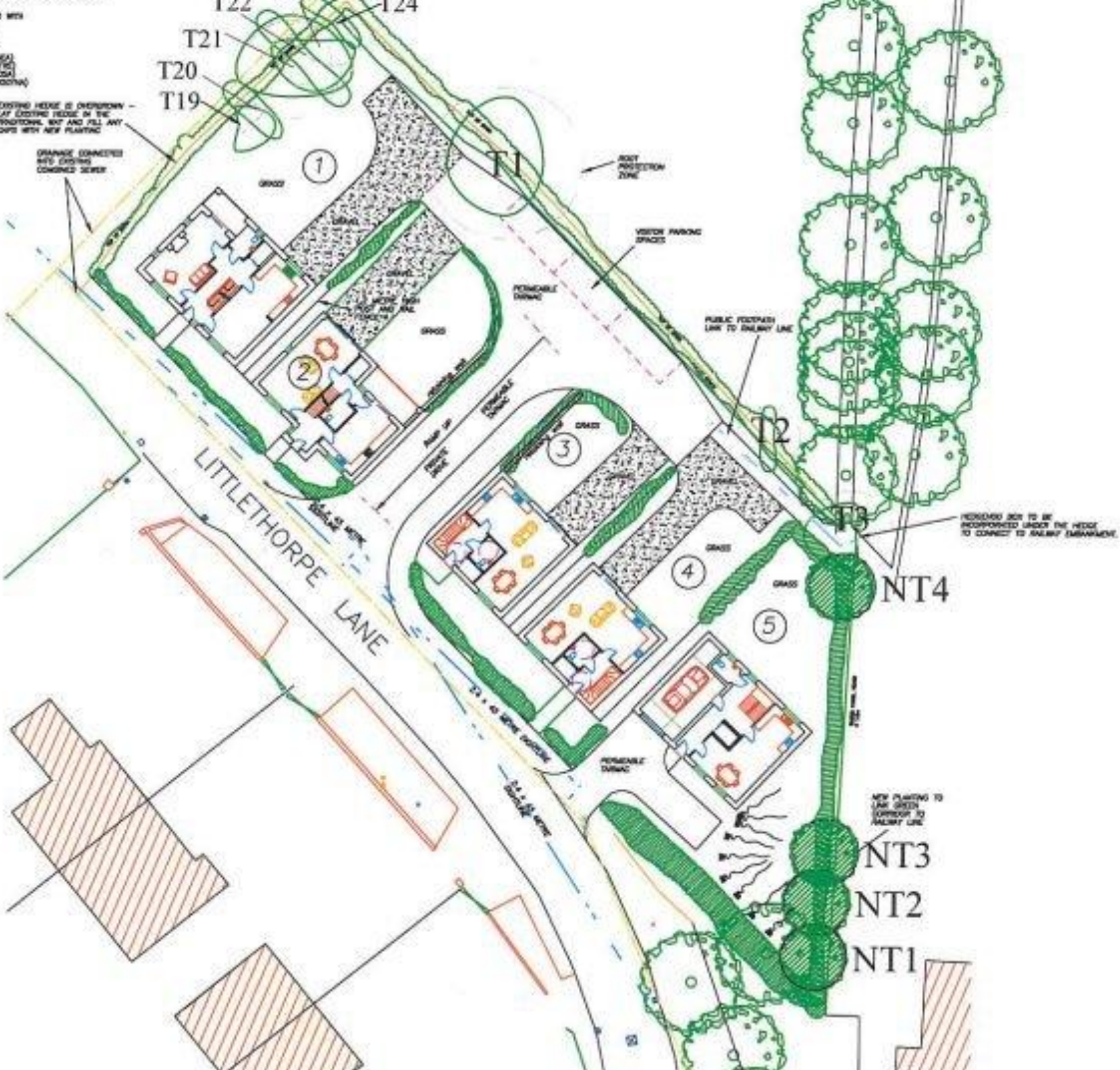
ROOT PROTECTION
 ZONE

VISITOR PARKING
 SPACES

PUBLIC FOOTPATH
 LINK TO RAILWAY LINE

PROPOSED JOINT TO BE
 INCORPORATED UNDER THE HEDGE
 TO CONNECT TO RAILWAY EMBANKMENT

NEW PLANTING TO
 LINK GREEN
 CORRIDOR TO
 RAILWAY LINE





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