



HADDOCKSTONES

WATERGATE ROAD, MARKINGTON, HG3 3LA

A rare opportunity to purchase an excellent range of former farm buildings and stone barns with Planning Consent to provide a most interesting residential development, situated in delightful rolling countryside. The barns and buildings enjoy a lovely rural setting midway between the spa town of Harrogate and the city of Ripon.

Any interested parties should be aware that these floor areas have been scaled from the architect's plans and are approximate only. Any interested party should check the measurements of the areas before proceeding with a purchase.



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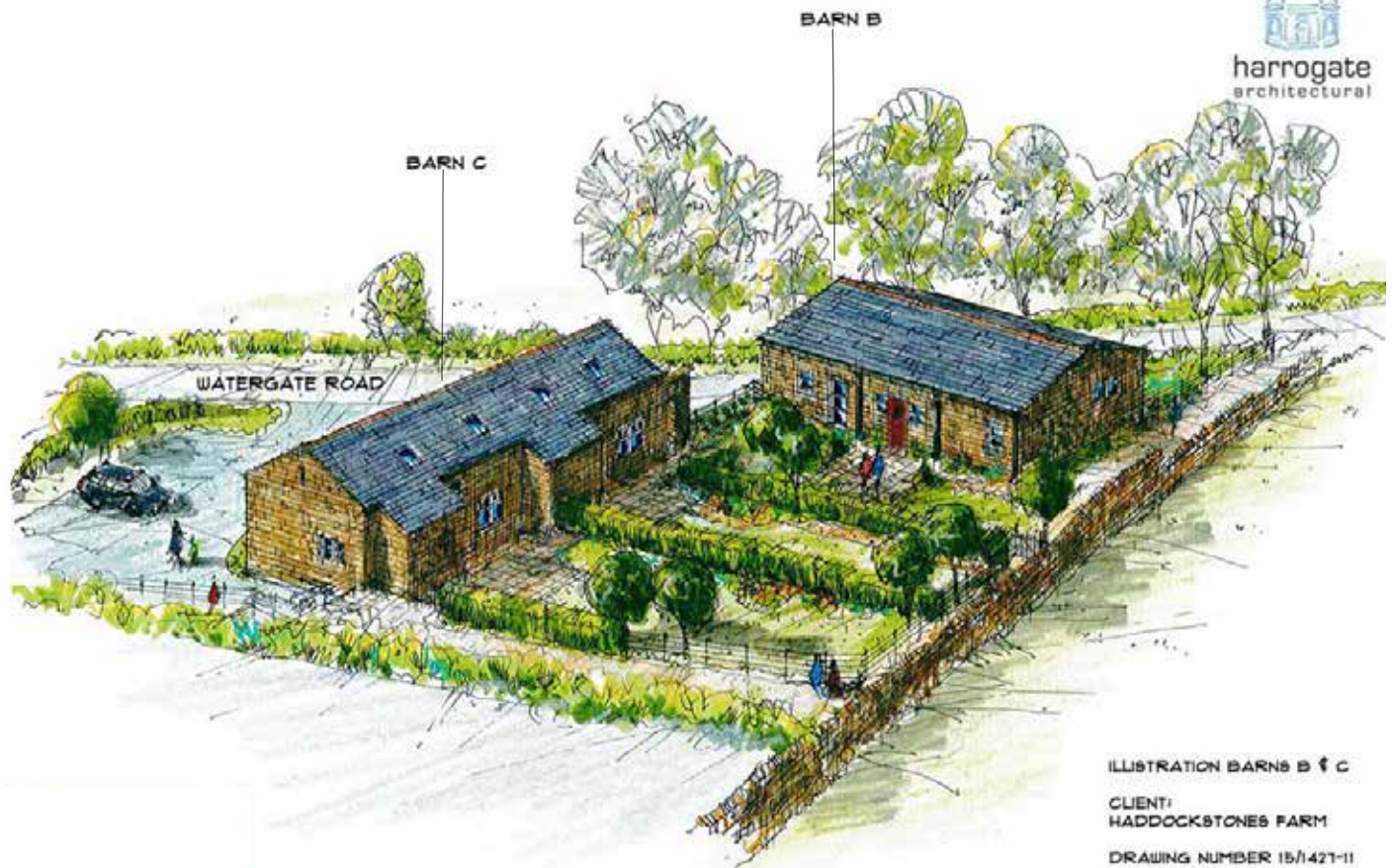


ILLUSTRATION BARNs B & C

CLIENT:
HADDOCKSTONES FARM

DRAWING NUMBER 15/1421-11

JANUARY 2017



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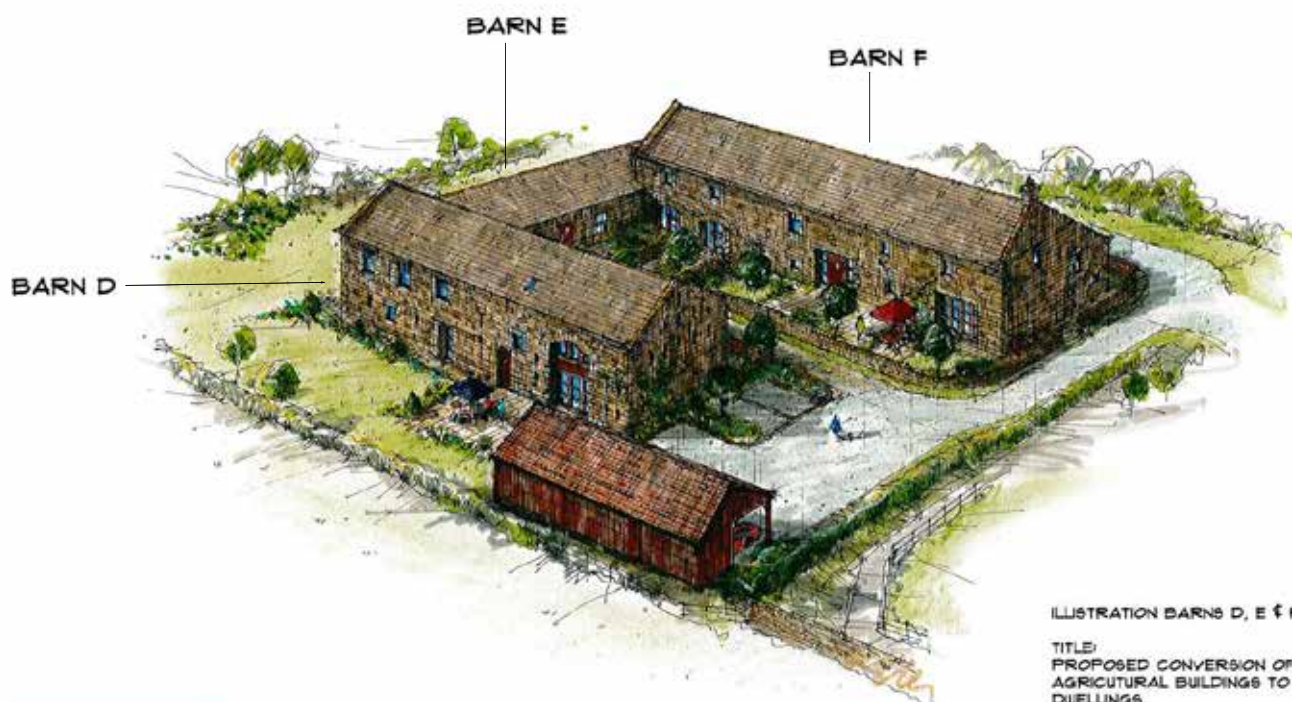


ILLUSTRATION BARNs D, E & F

TITLE:
PROPOSED CONVERSION OF EXISTING
AGRICULTURAL BUILDINGS TO FORM 3
DUELLINGS.

CLIENT:
HADDOCKSTONES FARM

DRAWING NUMBER 15/1421-12

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SERVICES

ELECTRICITY

Mains electricity is available nearby.

WATER

The water supply is from an existing borehole supply, which will require upgrading to provide water for the new development. In addition to the new units, the current owners of the barns will have a right to continue drawing from this supply, so any buyer should allow for an additional eight units taking water from the borehole.

DRAINAGE

The buyers will be granted the right to construct a new sewage treatment plant; and in addition to the new units, the buyer should allow for an additional eight units to connect into the new sewage treatment plant. The STP is to be located to the south side of Watergate Road.

Any interested party should make their own enquiries as to the availability and suitability of the electricity supply.

The purchaser will be required to maintain the existing electricity supply to neighbouring properties.

Viewings

The property may be viewed, strictly by appointment, with the agent. Tel 01423 562531.

Directions

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

Planning and Planning Consent

The plans and planning consents are available at our Harrogate offices. Alternatively, they can be viewed online at www.harrogate.gov.uk. The plans reproduced within these sales particulars are with the consent of Harrogate Architectural. Tel 01423 709933.

