



## For Sale

A superb building plot with planning consent for an attractive, four bedroom, detached house.

Situated in an attractive village, with village green, ponds and historic maypole.

Open aspect to front over The Green and established trees and hedges create an exceptional setting.

## Location

Nun Monkton is a deservedly popular village combining the best features of a traditional English village with excellent accessibility to York, Harrogate and the A1.

The village is characterised by its Green with duck pond and maypole, attractive period houses and cottages, an historic church, a primary school and a popular inn.

The A59, which is 2 miles to the south of the village provides good access to York and Harrogate as well as the nearby A1.

## Description

This is an excellent building plot situated on the edge of the village overlooking The Green.

Currently a garden area, the plot will benefit from the retention of existing trees and hedgerows which will quickly ensure a degree of maturity and privacy.

A detached house has been designed which provides a Living Room, Study, Dining Kitchen, Utility, four bedrooms and two bathrooms. To the rear of the house is a linked garage. Details of the planning consent are detailed below.

## Tenure

Freehold

## Planning

Consent was granted by Harrogate Borough Council on the 20<sup>th</sup> June 2005 for the erection of 1 detached dwelling, ref 6.104.16H.

Reserved Matters received consent on 11<sup>th</sup> August 2008, ref 6.104.16.J

Copies of these consents are available on request.

## Services

We are advised that mains drainage, water and electricity are available in the vicinity but interested parties must make their own enquiries to the relevant utilities.

## Access

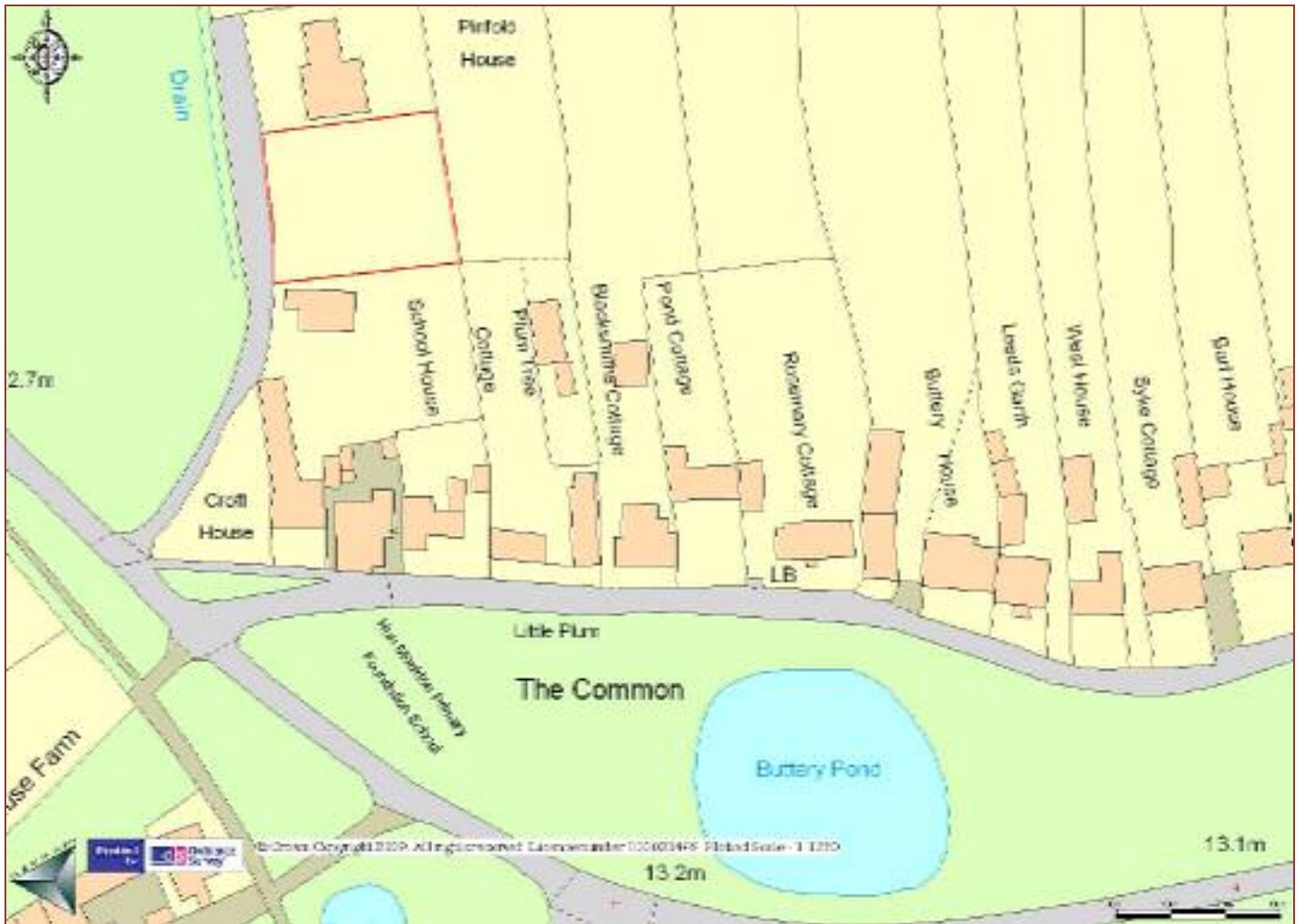
We have been advised that the site has a right of access, from the adopted highway, over the village green.

## Method of sale

The site will be offered for sale by private treaty.

## Further Information

For additional information or consent to view please contact John Burley 01904 654438 or 07949 154881





7 New Street, York YO1 8RA

PROPERTY MISDESCRIPTION ACT 1991 / MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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