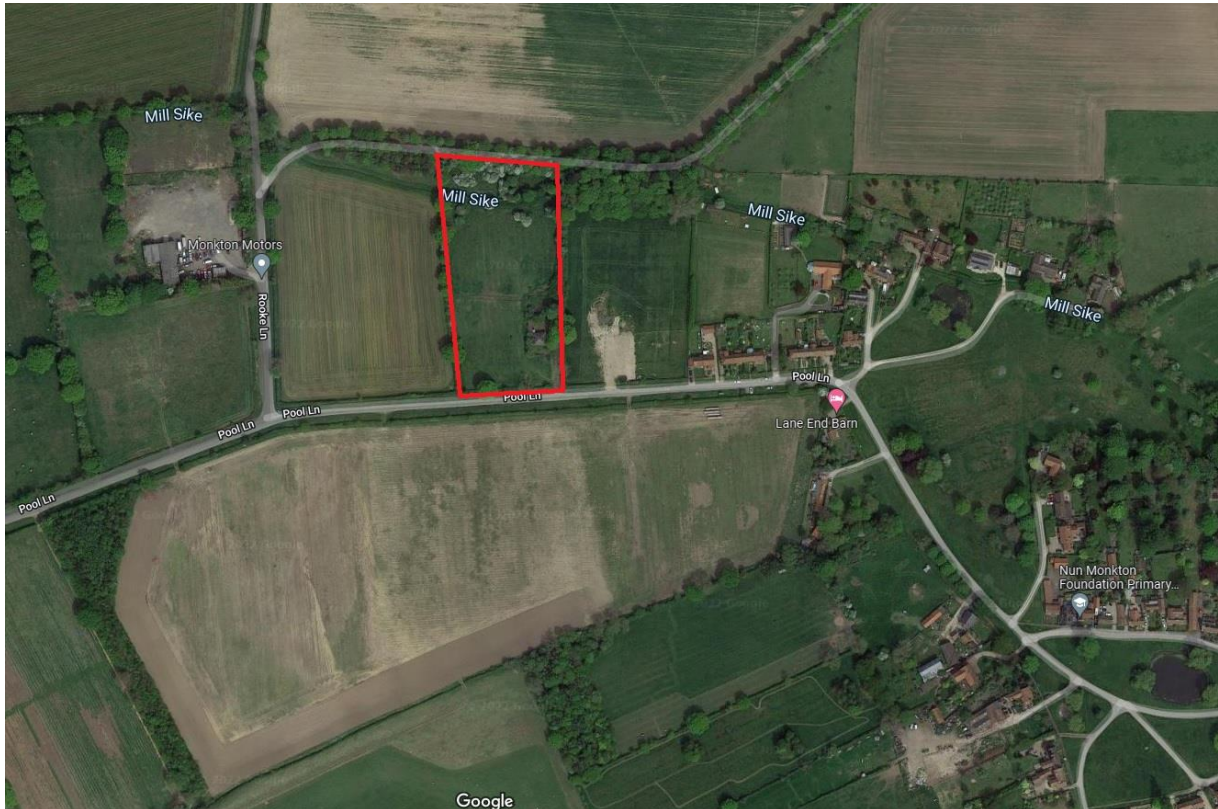


**Residential Building Plot
Bungalow Farm
Pool Lane
Nun Monkton
YO26 8EL**



**FOR SALE BY INFORMAL TENDER – CLOSING DATE FOR RECEIPT
OF OFFERS FRIDAY 29 APRIL 2022**

**A rare chance to acquire a residential development opportunity, set in almost
4 acres of paddock land and situated on the fringe of the popular and sought
after village of Nun Monkton.**

UNCONDITIONAL OFFERS INVITED, IN EXCESS OF £500,000

T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate HG1 1JX
E: harrogate@carterjonas.co.uk

carterjonas.co.uk

GENERAL COMMENTS

Bungalow Farm, as its name suggests, is a single storey dwelling with adjoining outbuildings offering a purchaser the opportunity to demolish and rebuild a two storey dwelling, subject to obtaining the necessary planning approval. The current footprint of the bungalow extends to approximately 800 sqft which, together with the adjoining outbuildings adding a further 300 sqft, provides some 1,100 sqft overall. Build in approximately 1920 in brick under a slate roof, the bungalow occupies an idyllic semi rural setting within its own grounds extending to almost 4 acres.

The property, despite its countryside setting, is ideally placed for ease of access to principal Yorkshire centres including those of Leeds, Harrogate and York. Furthermore, the A1(M) motorway is within approximately 10 minutes' drive for travel further afield. The nearby villages of Kirk Hammerton and Cattal also have railway stations providing direct links to both York and Harrogate. Nun Monkton itself is a lovely quiet and attractive village renowned for its delightful village green with duck pond, a primary school, parish church which incorporates part of the original priory and the extremely popular and well known Alice Hawthorne pub and restaurant.

ADDITIONAL INFORMATION

Tenure – The building plot will be sold on a freehold basis.

Viewing – Strictly by appointment through Carter Jonas – 01423 523423.



For more detailed information, please contact Alex Booth at Carter Jonas.

DD: 01423 707823

Email: alex.booth@carterjonas.co.uk



Unconditional offers invited for the purchase of:
Residential Building Plot at Pool Lane, Nun Monkton
(Subject to Contract)

1. All offers should be in writing and should reach Carter Jonas' Harrogate office by 12 noon on Friday 29 April 2022 in a sealed envelope clearly marked "Offer for Residential Building Plot at Pool Lane".

Offers may be submitted via email to alex.booth@carterjonas.co.uk which, upon receipt, will be printed and entered into a sealed envelope on your behalf. Please ensure the title of the email is marked as detailed above.

2. Unconditional offers may only be made for the whole of the site, as described in the sale particulars.
3. Your offer should be for a fixed sum - escalating or accumulating bids will not be considered. It is suggested that offers should be for an uneven figure so as to avoid identical offers.
4. An indication and proof should also be given as to the source and availability of the necessary finance to complete a purchase.
5. Details of the solicitor who will be acting should be stated within your offer letter.
6. Unconditional offers will be submitted to our clients immediately after the tender date and we will endeavour to advise you as to the outcome as soon as possible
7. Our client does not undertake to accept the highest or, indeed, any offer.

If you have any queries regarding the closing date or any other matters, please contact **Alex Booth** at this office.

Carter Jonas, Regent House, 13-15 Albert Street, Harrogate HG1 1JX
Telephone: 01423 523423