

**Lupat Manor
Palace Road
Ripon
HG4 1UW**



GRAND DESIGN DEVELOPMENT OPPORTUNITY

A substantial detached barn conversion in need of renovation and refurbishment, with planning permission granted to remodel and extend to create a 6,000 sqft (557 sqm) property, enjoying lovely views and set in gardens and grounds extending to about 2 acres (0.8 ha), in one of Ripon's most sought after residential areas on the northern edge of the city.

Offers over £550,000

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SITUATION

City centre – 1 mile Harrogate – 13 miles A1(M) – 5 miles

Lupat Manor occupies a discreet position, set well back from Palace Road at the end of a privately owned shared drive and enjoys far reaching views over open countryside. The city centre is within about a mile and is centred around a market square with an excellent range of everyday amenities together with primary and secondary schools including the highly acclaimed Grammar school. Leisure facilities include the nearby golf and tennis club which is within a short walk, leisure centre, racecourse and rugby, cricket and football clubs. Also nearby is Lightwater Valley Theme Park and Fountains Abbey and Studley Royal Water Garden. There is easy access by road to Harrogate, Leeds and the A1(M) and mainline rail services from Thirsk, York and Leeds to London's Kings Cross.

DESCRIPTION

Lupat Manor is a substantial detached property providing an interesting and individual development opportunity. Some refurbishment and renovation works have been undertaken but a considerable amount of additional work still needs to be undertaken to make the property habitable.

Planning permission to develop the property into a more substantial family house (extending to approximately 6,000 sqft / 557 sqm), with alterations and extensions was granted by Harrogate Borough Council in April 2019 – under the application number 19/00719/FUL. All the information and plans relating to the planning permission are available on the Harrogate planning portal.

Outside, the property is approached off Palace Road via a privately owned shared drive. To the front is a large courtyard with ample parking for several vehicles. Unlandscaped gardens lie to the side with a paddock beyond. In all the whole property extends to about 2 acres (0.8 ha).

ADDITIONAL INFORMATION

Tenure

We are advised that the property is freehold and vacant possession will be given on legal completion.

Services

We are advised that all services have been renewed and include mains electricity (3 phase), water and gas. Foul drainage is to a newly installed but not yet commissioned sewerage treatment plant.

Viewing

Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions – HG4 1UW

Proceed out of Ripon in a northerly direction, on North Street. At the traffic lights at the clock tower, turn left into Palace Road. Continue for about ½ a mile and the drive leading to Lupat Manor is on the right, a short distance before the entrance to the golf and tennis clubs.

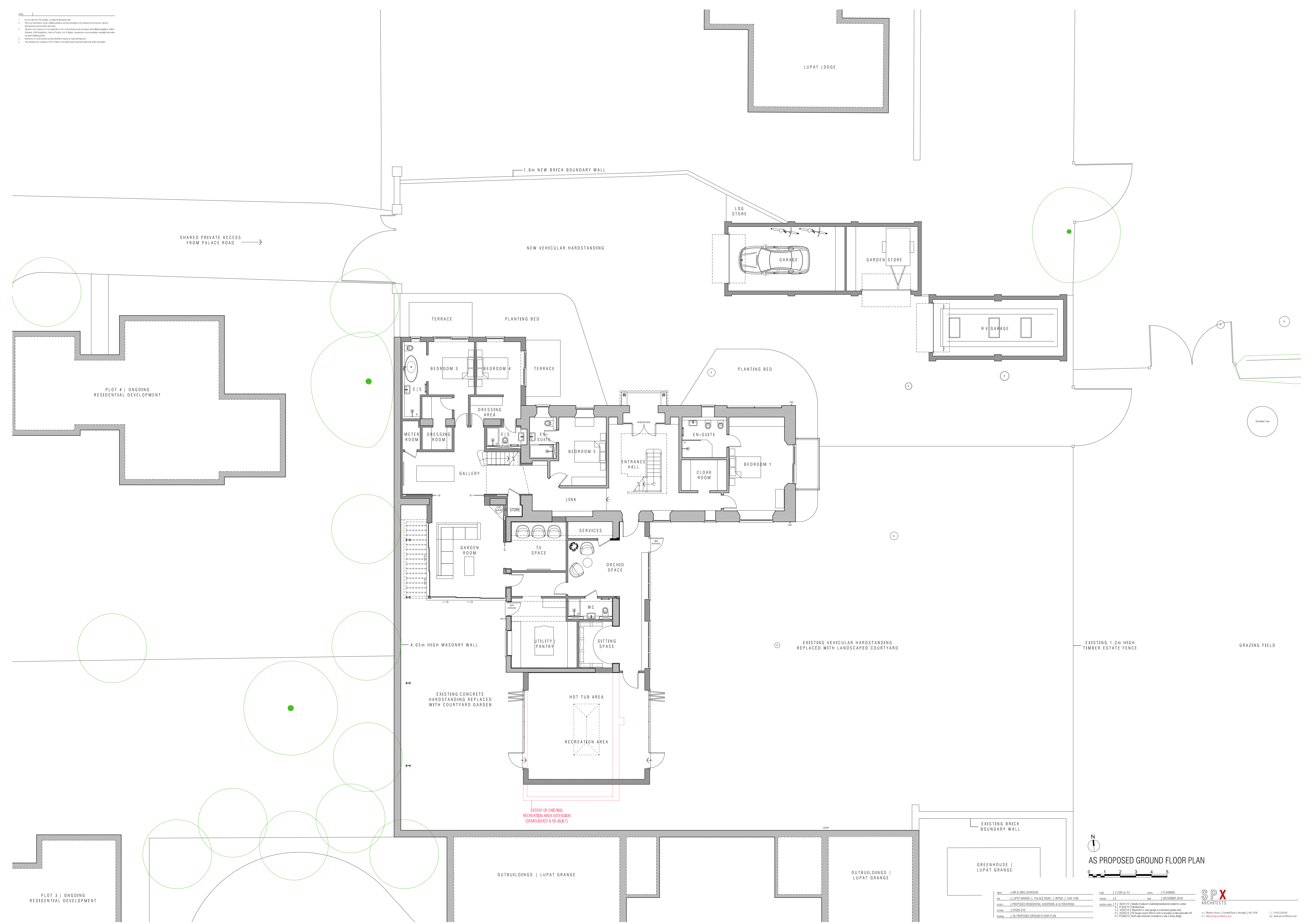


EXISTING PROPERTY

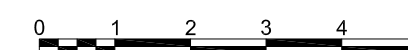


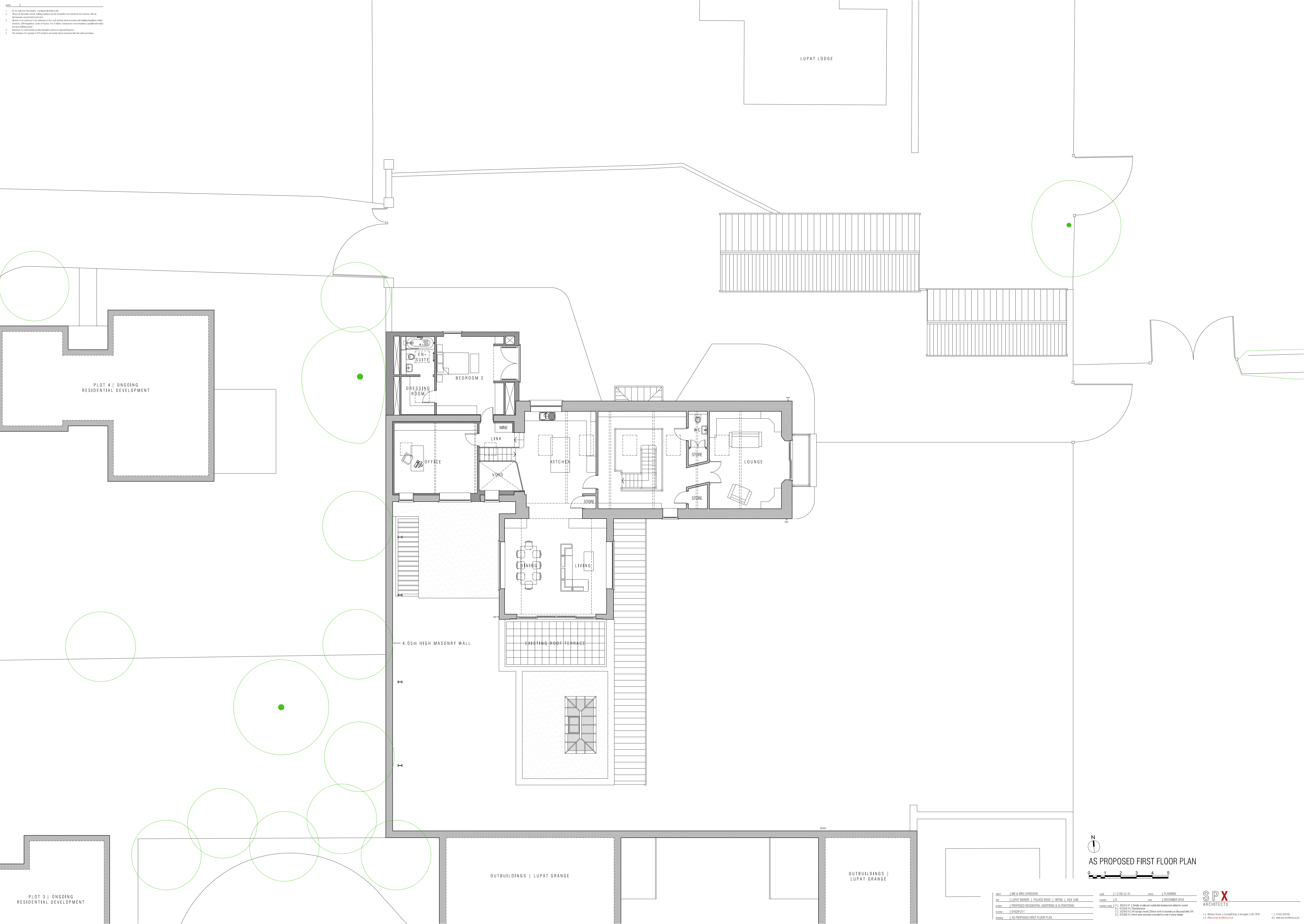
EXISTING PROPERTY





AS PROPOSED GROUND FLOOR PLAN






AS PROPOSED FIRST FLOOR PLAN



site	1 MR & MRS DAWSON	code	11100 GD A1	status	PLANNING
plan	LUPAT MARSH PALACE ROAD RUPON H&A 11W	revision	0	date	DECEMBER 2018
project	PROPOSED RESIDENTIAL ADJOCTIONS & ALTERATIONS	revision notes	A 2017/18 Details of adjacent residential development at discount B 2012/18 Planning C 2014/18 New Garage inside 500m north to boundary at discount with LPA D 2018/18 Northwest peninsula amended to new Gateway design		
number	110129-211				
drawing	AS PROPOSED FIRST FLOOR PLAN				



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NOTES

1. Do not scale from this drawing. Use digital dimensions only.
2. All structural dimensions, levels, building profiles and site boundaries to be checked by the Contractor with any appropriate survey data available.
3. All works to be carried out in accordance with the Building Regulations, Building Control, Local Planning, County of Durham, and all other relevant authorities. All work to be carried out in accordance with the Building Regulations, Building Control, Local Planning, County of Durham, and all other relevant authorities.
4. Reference to Local Authority and other documents must be in accordance with the Building Regulations.
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