

**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**

**T: 01423 523423**

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

## **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.



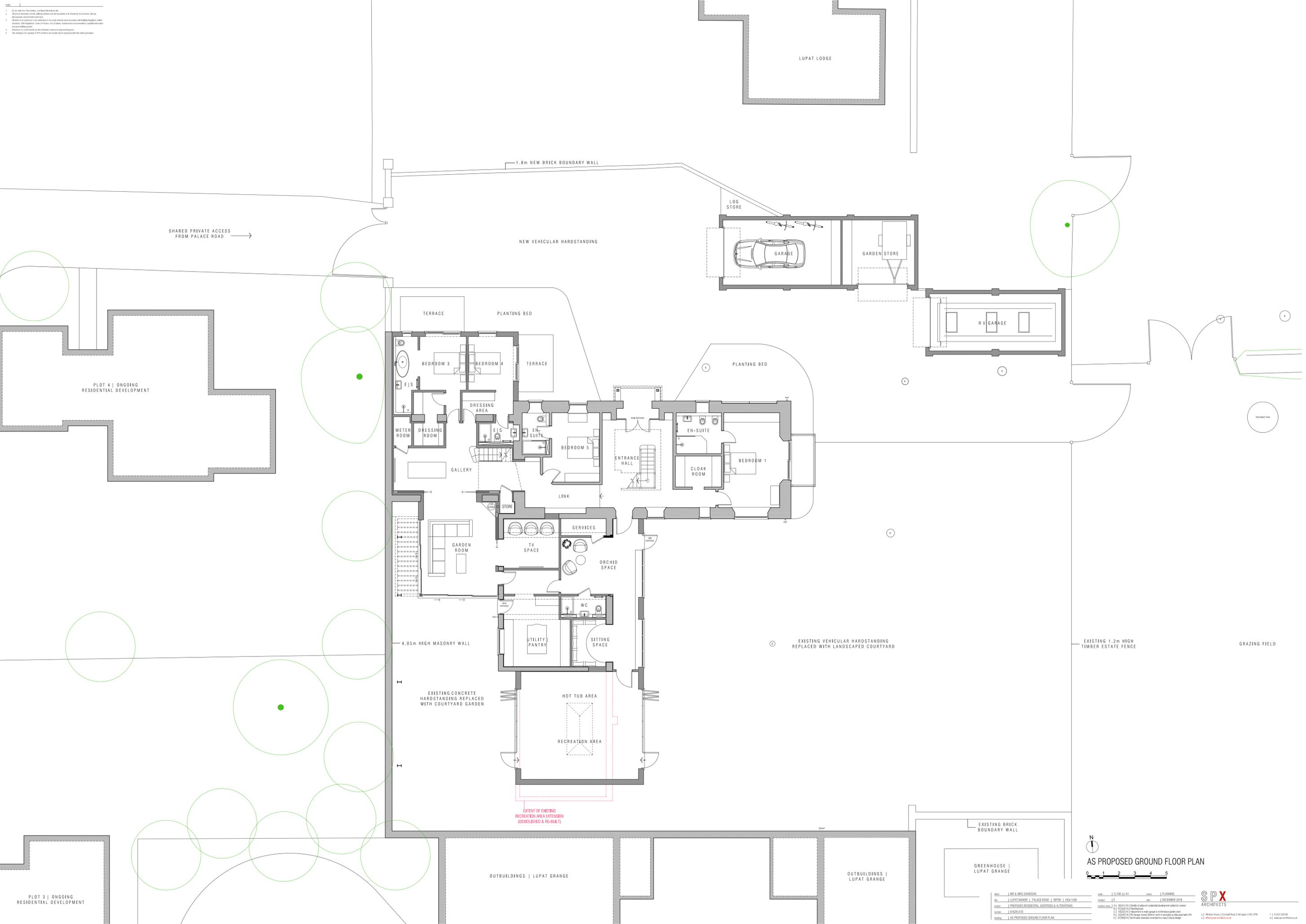
EXISTING PROPERTY



EXISTING PROPERTY



- 1. Do not scale from this drawing. Use digital dimensions only.
- 2. All work shall be done in accordance with the Building Act 2004 and the Building Regulations 2006.
- 3. All work shall be done in accordance with the Building Act 2004 and the Building Regulations 2006.
- 4. All work shall be done in accordance with the Building Act 2004 and the Building Regulations 2006.
- 5. All work shall be done in accordance with the Building Act 2004 and the Building Regulations 2006.



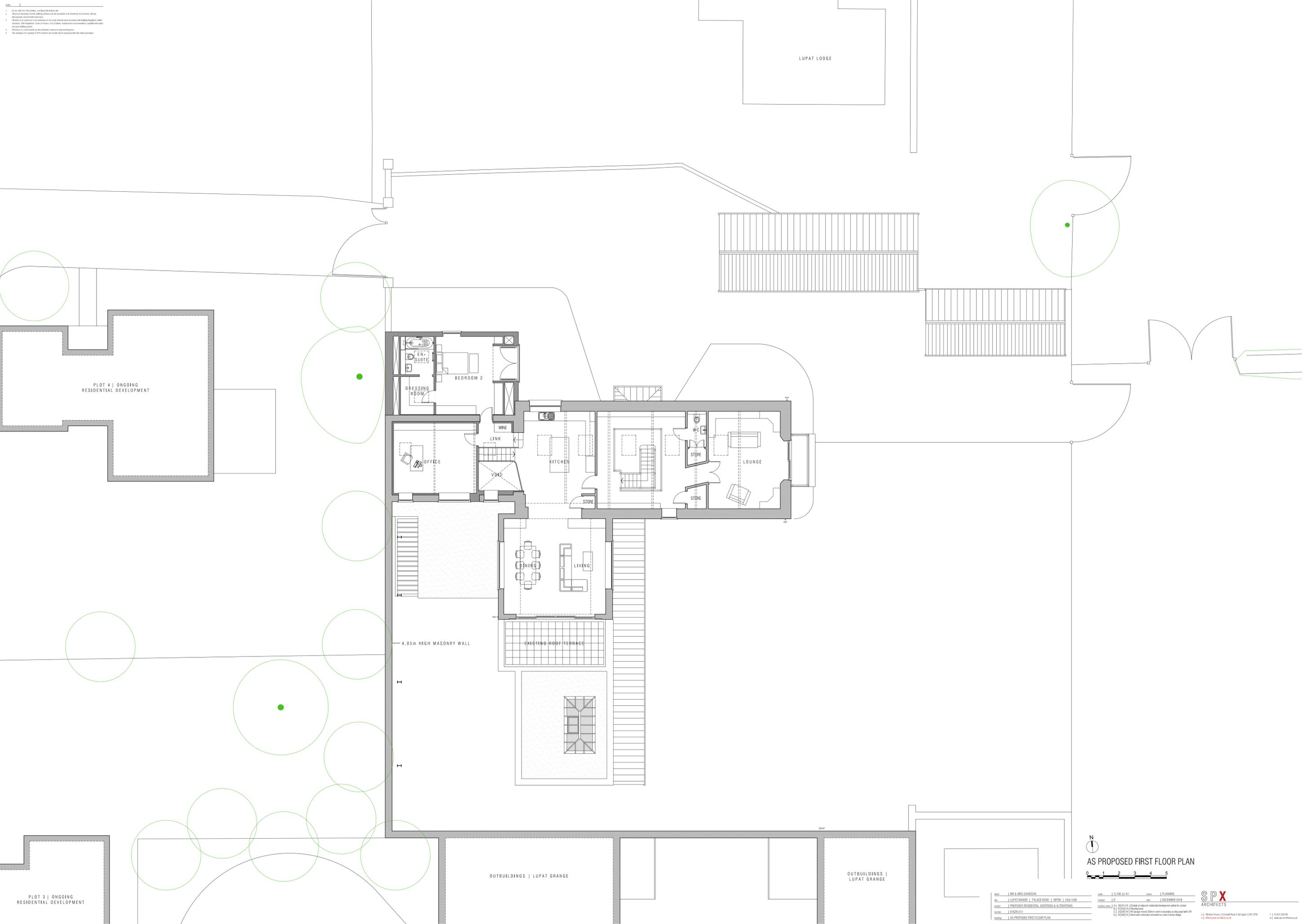
AS PROPOSED GROUND FLOOR PLAN



|              |  |                  |            |                |               |
|--------------|--|------------------|------------|----------------|---------------|
| Client       | Mrs & Mrs DAVISON                              | Date             | 11/10/2018 | Phase          | PLANNING      |
| Site         | LUPAT MANOR   PALACE ROAD   REPOH   HIGHLAND   | Author           | E          | Date           | DECEMBER 2018 |
| Project      | PROPOSED RESIDENTIAL ADAPTATIONS & ALTERATIONS | Revision         | 1          | Description    | Final Design  |
| Scale        | 1:100  | Drawn by         | E          | Checked by     | E             |
| Project No.  | 18/001   | Client Ref.      | 18/001     | Project Ref.   | 18/001        |
| Project Name | AS PROPOSED GROUND FLOOR PLAN                  | Project Location | REPOH      | Project Status | Final Design  |



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2. All work shall be done in accordance with the Building Regulations and any amendments thereto.
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AS PROPOSED FIRST FLOOR PLAN  
0 1 2 3 4 5

