



Artist Impression

UNIQUE DEVELOPMENT OPPORTUNITY WITHIN A PRIVATE WOODLAND ESTATE

EAGLE HALL WOODS, PATELEY BRIDGE, NORTH YORKSHIRE, HG3 5HW



OUTSTANDING PARAGRAPH 55 DEVELOPMENT OPPORTUNITY WITHIN PRIVATE WOODLAND ESTATE

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Set within the Nidderdale Area of Natural Beauty, Eagle Hall Wood lies approximately 1 mile south west of Pateley Bridge to the north side of the B6265 Greenhow road. The city of Ripon lies 12 miles to the east from where the A1 can be joined from the A61. Harrogate lies 15 miles to the south east. The property is well situated for access to the amenities and facilities in Pateley Bridge as well as access to the Yorkshire Dales National Park.

Summary

An incredibly rare opportunity to purchase a Paragraph 55 Development project lying within a Victorian designed woodland pleasure ground including a wide variety of ornamental tree species, ponds and cascades. This unique planning permission allows a buyer to create a truly outstanding home of about 4,910 sqft with innovative design and significant architectural merit offering enormous scope to create a lifestyle property combining practical living space with cutting edge modern design. The Estate which extends in all to around 56 acres is offered for sale as a whole or in two lots offering flexibility for purchasers.

History and Description

There has been lead mining in the Greenhow area since Roman times. In 1825 the Eagle Mining Company started drilling along from the western end of Eagle Hall Woodland to remove water from Greenhow Hill which was hindering mining activities. It was this excellent supply of water which subsequently formed the focus for the woodland garden. From the 1880's the woods were laid out as a designed landscape by the Honourable Henry E Butler, 14th Viscount Mountgarret following his acquisition and rebuilding of "Eagle Hall" which occupied an elevated location above the woodland. The watercourse was dammed to add two fishing lakes. Ornate cascades linking the lakes and there are a number of woodland walks.

The main drive which is still the entrance to the property enters the woods adjacent to Eagle Lodge via an impressive set of metal gates leading to a beautiful wooded driveway. Much of the original layout still remains offering an opportunity for a purchaser to restore the landscape. The woods include a wide variety of conifer and broadleaf species including specimen western red cedar. A particular feature are the two lakes, which due to the local geology, maintain a constant water temperature of around 21 degrees and have never been known



Lower Lake



Commercial Woodland



Woodland gardens

to completely freeze over with the water therein being equivalent to that of a chalk stream. Whilst never having been stocked by the owner, the water quality provides an ideal breeding ground for wild trout.

The western part of the site comprises about 10.5 acres of commercial woodland, Sitka Spruce, planted in 1992 and now ready for thinning which will provide income and a capital sum on maturity. An early c19th stone building within the wood has been restored for use as a summerhouse.

The sale offers an extremely rare opportunity to acquire a private wooded Estate with historic features and permission to build an outstanding modern and sustainable dwelling. The site should appeal to those with nature and wildlife interests as well as purchasers with sporting interests. Lot 2 which comprises meadow and pasture offers opportunities for those with livestock or equestrian interests to acquire an additional 19 acres of land.

Planning

Sadler Brown Architecture in conjunction with the vendor designed a modern 4,910 sqft house to a truly outstanding and innovative design to provide five bedroom contemporary living. Accommodation is arranged over two floors with large balconies overlooking a new small lake. The design includes a green roof together with stone and zinc cladding.

Harrogate Borough Council granted planning consent on 8th July 2016 for erection of one dwelling together with associated access, formation of lake installation of a package treatment plant, and tree works subject to a Section 106 Agreement. Full details are available on the council planning portal reference number 15/03345/FUL. The Section 106 Agreement was made on the 27th June 2016 and includes provision for carrying out restoration and or repair works to features within the woodland area. A letter of confirmation was received from the council on 16th April 2019 confirming some material operation has begun and that condition has been complied with. A Landscape and Visual Appraisal was prepared by the Landscape Agency in support of the planning application together with the Heritage Impact Assessment prepared by FAS Heritage both of which will be made available to a purchaser.

General remarks and stipulations

Directions: Proceed west on the B6265 out of Pateley Bridge. Go past the left turn to Bewerley and you will find the entrance to the property on the right hand side adjacent to the Lodge House and Stone Pillars. The private driveway leads through the wooded valley past the lower pond before bearing right just before the upper pond. Turn left to the head of the pond where you will see the partly cleared site for the house. If you turn right the driveway continues up towards Eagle Hall from where you can also join the main road.



Lower Cascade



View from House Plot



Specimen Trees



Lot 2 Pasture

Tenure and Lotting:

Lot 1 – approximately 36.8 acres

Lot 2 – Approximately 19.4 acres

The property is offered for sale freehold subject to a sporting licence which commenced in February 2019 but with potential to exercise a break clause to take the sporting rights back in hand after 3 years. The stalking and fishing rights were not included within the sporting licence.

Lot 2 will be sold subject to a short term Grazing Licence.

Rights of way: There are rights of way in favour of the residents of Eagle Hall to use the access driveway from Eagle Lodge through the wood and back up to Eagle Hall in return for a maintenance contribution but they do not have a right to go past the upper pond to the site of the new house. Yorkshire water also has a right of access and right to repair pipes through lot one to access apparatus adjoining Eagle Level.

The sale excludes the turbine house and hydro scheme main apparatus which is located to the left of the driveway just past Eagle Lodge. Rights will be reserved as required to enable efficient running of the system.

Wayleaves and Easements: There is an Easement in favour of Yorkshire Water for a pipe through to their former reservoir. There will also be an easement / wayleave for the electricity supply to the turbine house.

The reservoir and field 6617 in lot 2 supplies water to one house near Eagle Hall.

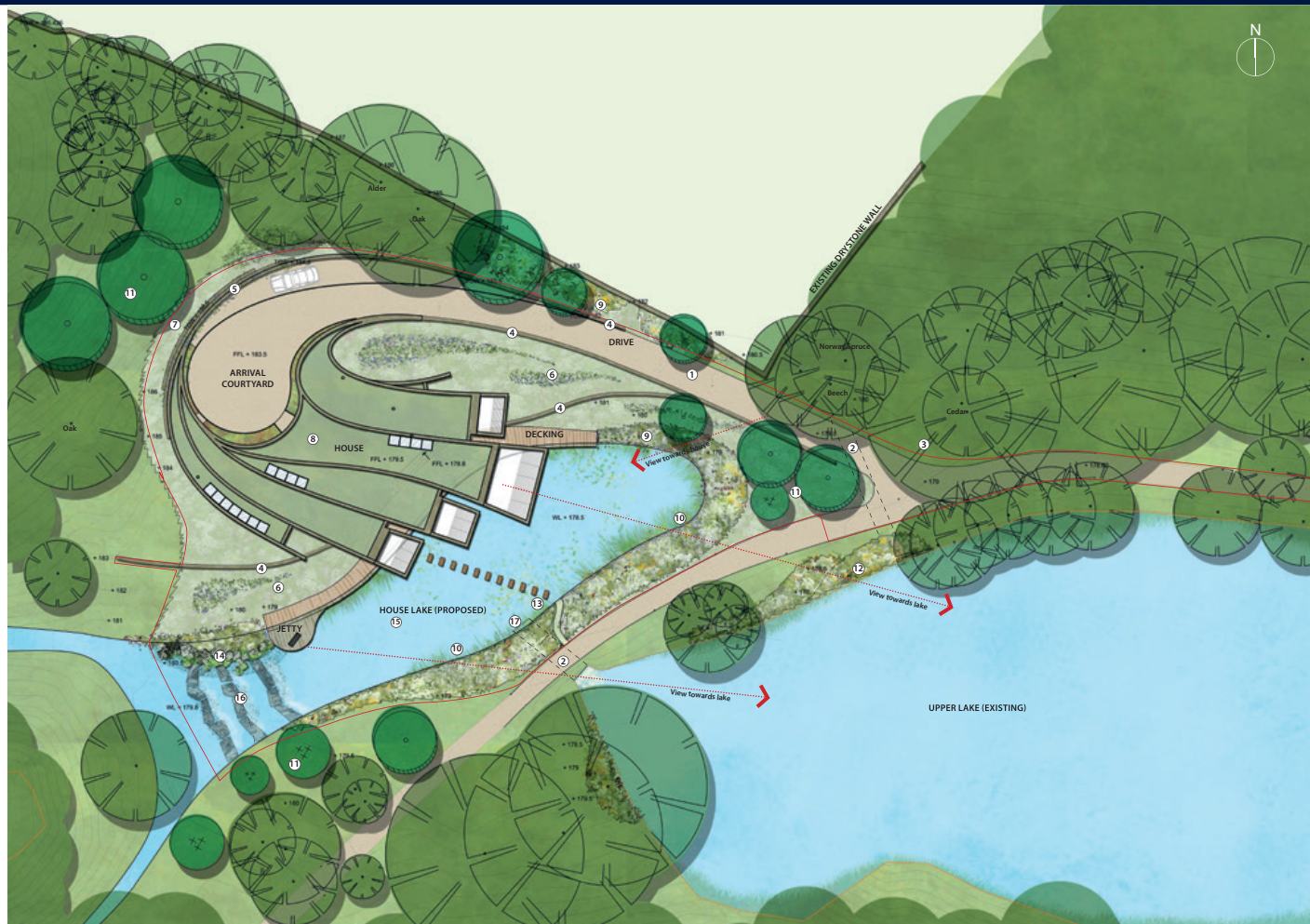
Designations: This site lies within the Nidderdale Area of Outstanding Natural Beauty (AONB). Lot one is subject to a general Tree Preservation Order but does have the benefit of a felling licence and management plan issued by the Forestry Commission for the period 2014 – 2024. Lot 2 lies within an ELS / HLS stewardship scheme to the 31st October 2022. Options will be discussed with the purchaser and Natural England as to whether lot 2 can be removed from the scheme or whether a purchaser will have to adhere to the management requirements until the scheme terminates.

Basic Payment Scheme: The appropriate number of BPS entitlements will be transferred to the purchaser of Lot 2 following completion with the 2019 payment reserved to the vendor.

Services: We understand that the mains electricity, telephone line and water runs up the tarmac road to Eagle Hall.

It is intended to power the property by a water based heat exchanger in view of the temperature of the water in the adjacent lake.

Viewing: Strictly by appointment through the selling agent Savills – 01904 617800 ablack@savills.com



Broadleaf Woodland



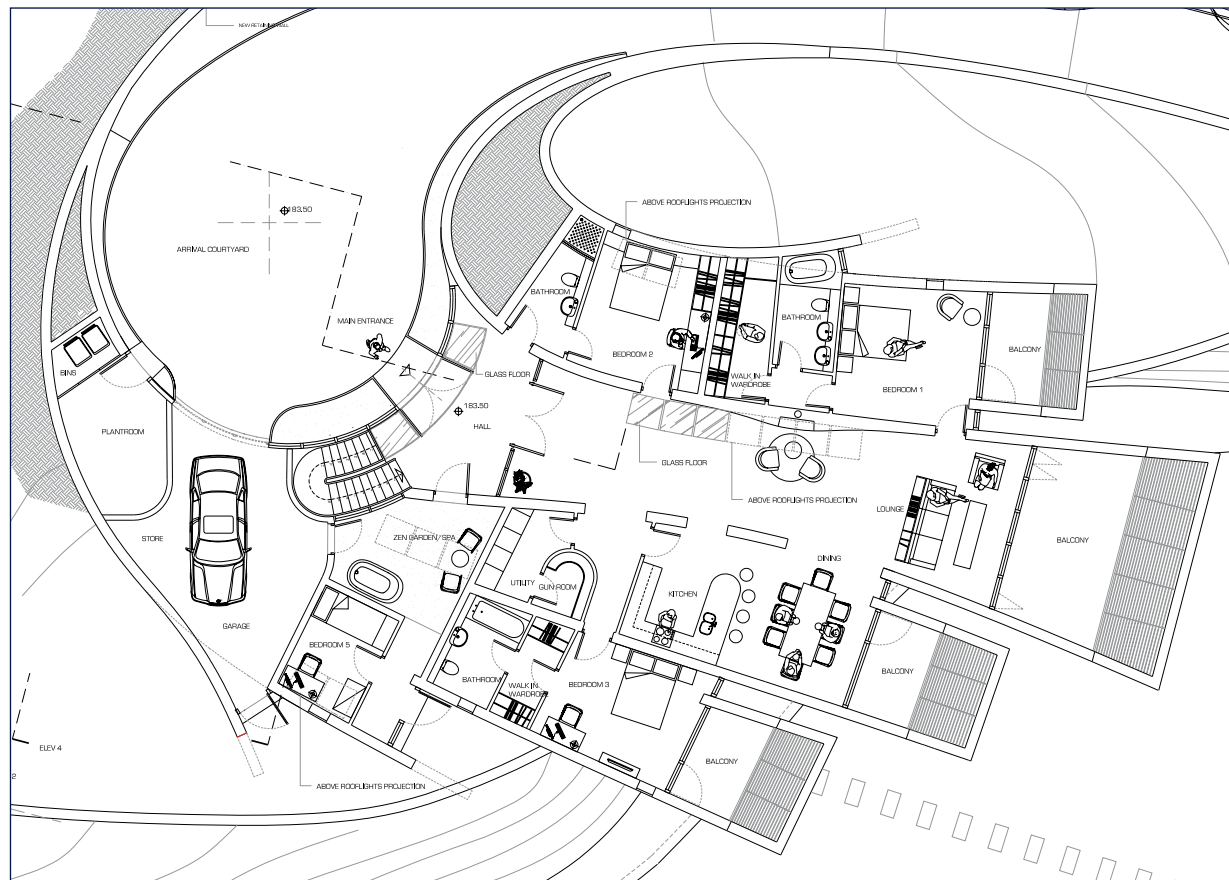
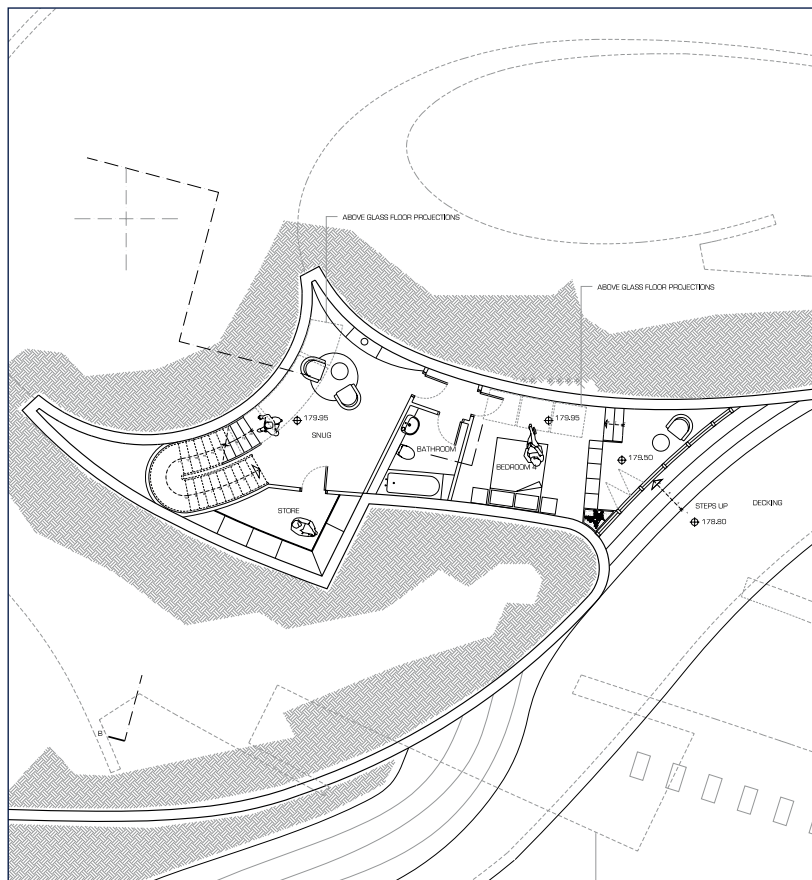
Driveway



Upper Cascade

FLOORPLANS

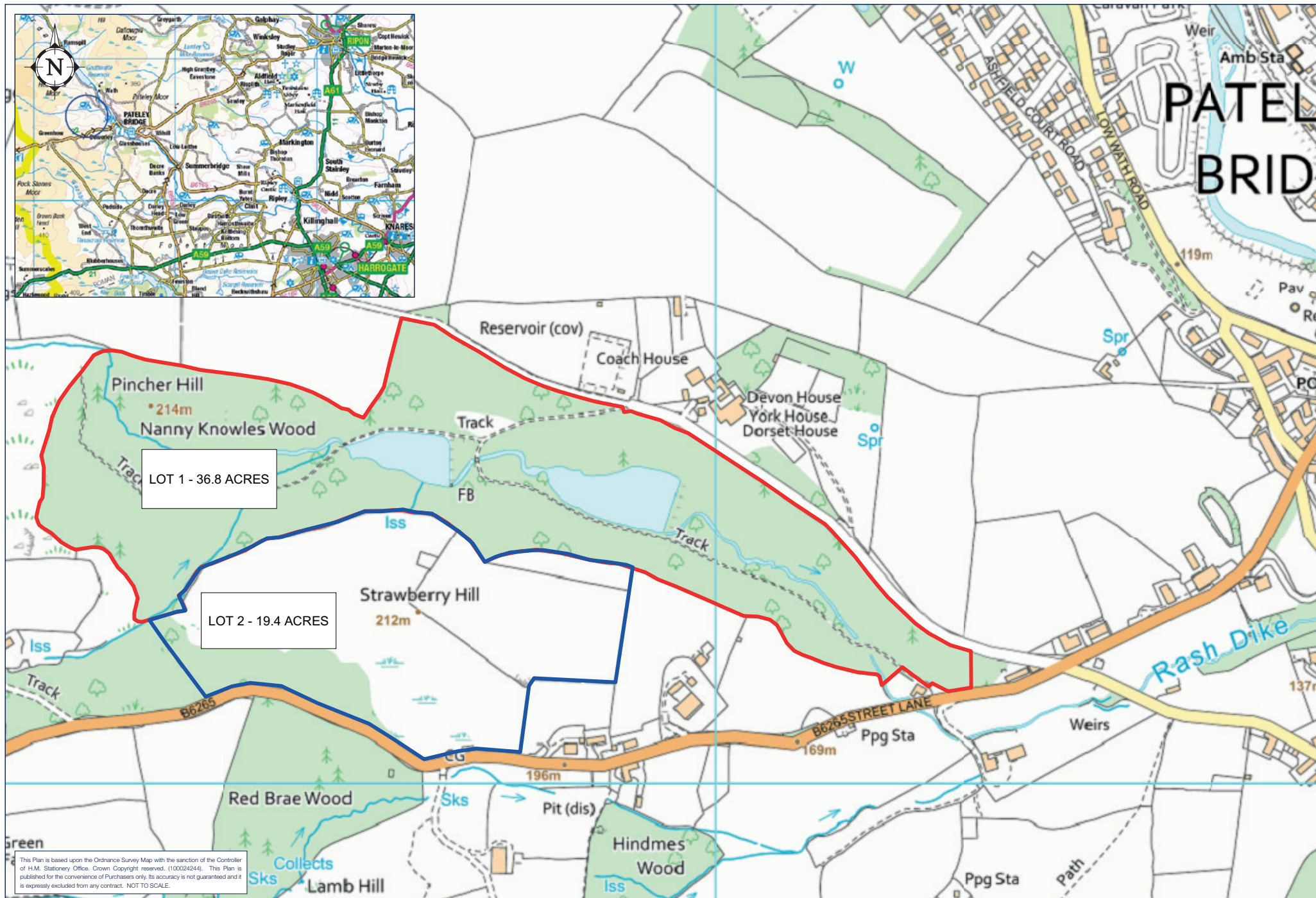
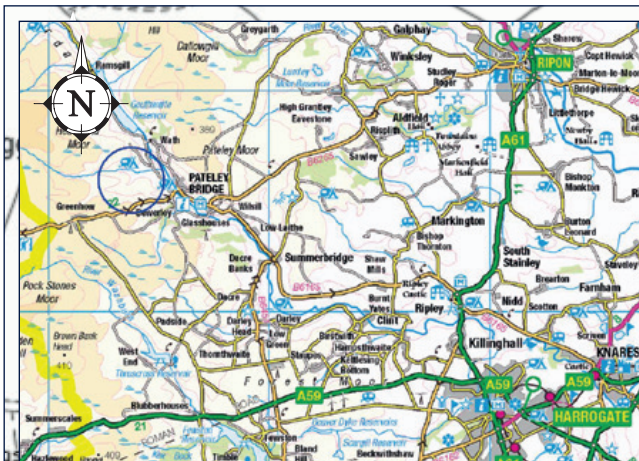
Lower ground - 830 sqft
Upper Ground - 3290 sqft
Balconies - 790 sqft
Approx - 4910 sqft



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