












Dob Park Lodge

Dob Park, Otley, West Yorkshire

The remains of a scheduled ancient monument with lapsed planning permission for conversion into a stunning home.

Located on a 0.87-acre plot, the property comprises the remains of a stone-built hunting lodge with lapsed planning permission for conversion into a stone-built and part-rendered three-bedroom family home. It is located in a rural position in the Nidderdale Area of Outstanding Natural Beauty, near to a sought-after market town and its amenities.

 4 RECEPTION ROOMS	 3 BEDROOMS	 2 BATHROOMS
 GARAGE	 0.87 ACRES	 FREEHOLD
 RURAL	 PLANNING LAPSED	 GUIDE PRICE £125,000



The property

Located on the site of a former deer park, Dob Park Lodge is a historic, nationally-important scheduled monument comprising the ruins of a stone-built hunting lodge, potentially formerly used by medieval nobility. Originally built in the early 17th century by the Vavasour family and with a tower and turrets still surviving to their full or almost-full height, the ruins display features typical of the country houses of the wealthy elite of the time.

The property benefits from lapsed planning permission (17/04907/FUL), comprising its repair and conversion to form a stone-built and part-rendered dwelling including the erection of a detached garage.

The plans show access steps rising to a double-height entrance hall with fitted storage, a large sky lantern and a galleried landing over opening into a predominantly open plan space comprising a living room with feature fireplace and a cosy snug and a large kitchen/breakfast room with space for a sizeable table. A rear spiral staircase accessing all levels

including the roof and a separate turreted staircase accessing the accommodation levels would lead down to a lower ground floor hallway with cloakroom, fitted utility room and a door to the garden, opening to a large games room and library with garden access and a separate office.

On the first floor a galleried landing would give access to a principal bedroom with en suite bathroom and two further bedrooms, the principal and the larger of the two remaining bedrooms being accessible from both the main landing and the spiral staircase, together with a family bathroom, planned to include a bath and separate shower.



Outside

Set on a plot to the south of Dob Park Wood there is a legal right of access from Dob Park Road and it is planned that the property will be approached through an entrance gate over a cattle grid and sweeping driveway featuring locally-sourced stone. The ruin sits at the heart of the plot, currently comprising pastureland but with potential for landscaping to the purchaser's own requirements. The expired plans also allow for a green roof with a paved walkway and seating area, designed to maximise the stunning views over the wood and surrounding countryside.

Key Locations

- The Chevin Forest Park
- Otley Museum
- Otley Courthouse
- Harewood House
- Cow and Calf Rocks
- White Wells Spa Cottage
- Ilkley Manor House
- Saltaire Village

Location

The property is located in the Nidderdale National Landscape near to Lindley Wood Reservoir to the north of the historic market town of Otley. Located on the River Wharfe, the town offers independent and high street shopping and recreational facilities together with primary, secondary and grammar schooling. The Victorian spa towns of Ilkley and Harrogate offer comprehensive shopping and recreational facilities including tearooms, restaurants, bars, public houses, a theatre and cinema; more extensive amenities are available in Bradford and Leeds. Communications links are excellent: the A1(M) gives access to the north and south of the country and the motorway network, Menston station (5.5 miles) offers regular services to regional centres with links to London (London Kings Cross 2 hours 46 minutes), and Leeds Bradford Airport offers a wide range of domestic and international flights.

Distances

- Otley 3.3 miles
- Ilkley 6.9 miles
- Leeds Bradford Airport 7.0 miles
- Harrogate 13.1 miles
- Leeds 13.4 miles
- Bradford 13.7 miles
- A1(M) (Jct. 47) 19.6 miles

Nearby Schools

- Ghyll Royd
- Westville House
- Moorfield
- Belmont Grosvenor
- Prince Henry's Grammar School

Nearby Stations

- Menston





South West Elevation

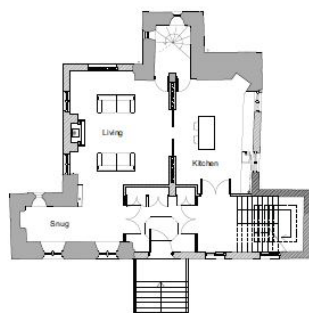
North East Elevation

South East Elevation

North West Elevation



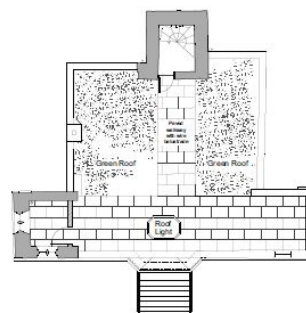
LOWER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



Rev C - 10/11 - Minor amendments to the block
 Rev B - 01/11 - 2007/17 - General amendments to elevations
 Rev A - 01/11 - 05/02/17 - Alterations to internal layout, roof plan, east lower entrance door and re-opened
 dormer window, east elevation
overtonarchitects 65 C Valley Drive, Boley, Harrogate, LS29 5AA
 Tel: 01936 561755 mail@overtonarchitects.co.uk
 Dob Park Lodge for Weston Estates Conversion of the Ruin into a Dwelling
 As Proposed Elevations & Plans
 Date: 22/03/16
 Scale: 1:100 @ A1
 Drawn by: 22/03/16/03 C

Directions

LS21 2NA

what3words: ///mavericks.merely.exile

General

Local Authority: North Yorkshire County Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority.

Strutt & Parker have had no input and admit no liability to the plans on this page which are from the expired planning permission.

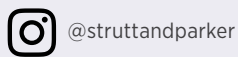
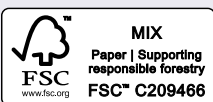
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