



## New Build Plot (House 2), Cliff Farm, East Morton.

THE PRICE INCLUDES AN ALREADY BUILT HIGH QUALITY DOUBLE GARAGE, AND ALL MAINS SERVICES ARE UP TO THE PLOT. EQUATING TO CIRCA £60,000 OF SAVINGS.

Set in the charming location of Cliff Farm, East Morton, lies an exceptional opportunity to create your dream home on this new build PLOT. This exclusive high-class development, part of a small community of just 3 family homes, offers a unique chance to be a part of something truly special.

**Price £275,000**

**Council Tax: New Build**



With 2 reception rooms, 4 bedrooms, and 2 bathrooms, this plot comes with planning permission to part demolish existing buildings, and extend with new-build to make for a substantial family home. Incorporating part of the West wing of the House 1. Imagine a large open plan living-dining-kitchen area, a separate living room, a study, and even a convenient laundry room - all designed to cater to your every need.

One of the standout features of this property is the high-quality 6.5-meter double garage, already built and included in the sale, providing ample space for your vehicles and storage needs. Additionally, with parking available for up to 4 vehicles, you'll never have to worry about accommodating guests or family.

Situated on a level site with fine views, this plot offers the perfect canvas for you to build the home you've always envisioned. All mains services are already connected to the plot, ensuring a smooth transition to your new abode.

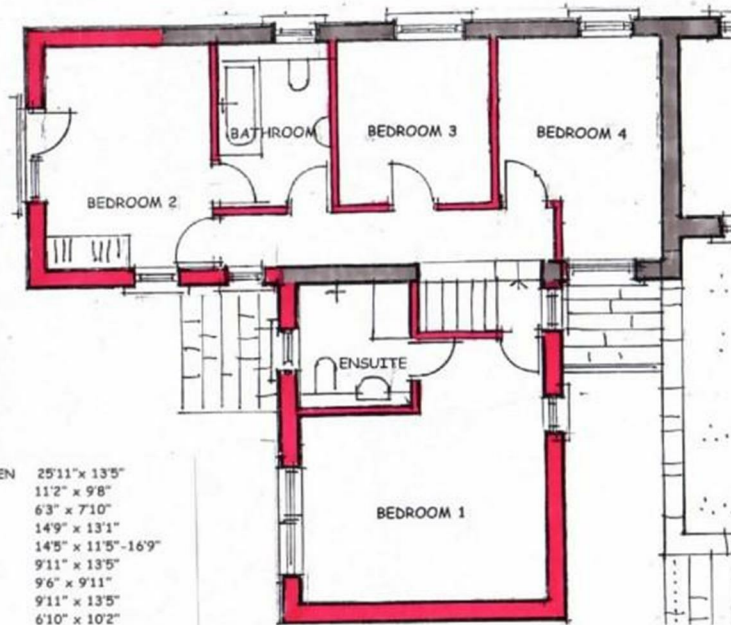
Don't miss out on the chance to be a part of this upcoming development in Cliff Farm. Embrace the opportunity to create a bespoke living space in a tranquil and picturesque setting. Contact us now to learn more about how you can turn this plot into your own slice of paradise.

East Morton is a desirable village in West Yorkshire, and with Cliff Farm being close to the Leeds Liverpool Canal and the famous Ilkley Moors, both offering fabulous walking. There are two Metro train stations within 2 miles of the property, and Leeds Bradford Airport is just 9.5 miles away.



do not scale

DINING KITCHEN	25'11" x 13'5"
STUDY	11'2" x 9'8"
UTILITY	6'3" x 7'10"
LOUNGE	14'9" x 13'1"
BEDROOM 1	14'5" x 11'5" - 16'9"
BEDROOM 2	9'11" x 13'5"
BEDROOM 3	9'6" x 9'11"
BEDROOM 4	9'11" x 13'5"
BATHROOM	6'10" x 10'2"



FIRST FLOOR

DINING KITCHEN	7.90m x 4.10m
STUDY	3.40m x 2.95m
UTILITY	1.90m x 2.40m
LOUNGE	4.50m x 4.00m
BEDROOM 1	4.50m x 3.50m - 4.90m
BEDROOM 2	3.00m x 4.10m
BEDROOM 3	2.90m x 3.00m
BEDROOM 4	3.00m x 4.10m
BATHROOM	2.10m x 3.10m

GROSS INTERNAL AREA 155.7sm 1,676sf

GROUND FLOOR

\* all dimensions and areas are approximate and subject to adjustment during construction

HOUSE 2 : CLIFF FARM, MORTON LANE, EAST MORTON BD20 5RP : PROPOSED FLOOR PLANS

do not scale

DINING KITCHEN	25'11" x 13'5"
STUDY	11'2" x 9'8"
UTILITY	6'3" x 7'10"
LOUNGE	14'9" x 13'1"
BEDROOM 1	14'5" x 11'5" - 16'9"
BEDROOM 2	9'11" x 13'5"
BEDROOM 3	9'6" x 9'11"
BEDROOM 4	9'11" x 13'5"
BATHROOM	6'10" x 10'2"



FIRST FLOOR

DINING KITCHEN	7.90m x 4.10m
STUDY	3.40m x 2.95m
UTILITY	1.90m x 2.40m
LOUNGE	4.50m x 4.00m
BEDROOM 1	4.50m x 3.50m - 4.90m
BEDROOM 2	3.00m x 4.10m
BEDROOM 3	2.90m x 3.00m
BEDROOM 4	3.00m x 4.10m
BATHROOM	2.10m x 3.10m

GROSS INTERNAL AREA 155.7sm 1,676sf

GROUND FLOOR

\* all dimensions and areas are approximate and subject to adjustment during construction

HOUSE 2 : CLIFF FARM, MORTON LANE, EAST MORTON BD20 5RP : PROPOSED FLOOR PLANS

