

Vicarage Lane : the top end [The old Prospect Farm site, plus ..] 1

In the late 1960 ' s , when Rydale Ltd. were building Prospect Bank , Commander John Ralston [RN Rtd.] and his family lived in High Toynton [A]. As Prospect Farm was now being built upon , he took the opportunity to buy up Prospect Farm Cottage [B] together with the barns and outhouses [C] . At the same time he bought the barn which became High Barn [D] from John & Doreen Dickson of New York Inn Farm , part - converting by putting in a first floor with access through a trap - door.

Prospect Farm Cottage was let to the Rev. Arthur & Mrs. Jean Noble , the parents of Mrs. Patricia Machin who lived down the hill at 9 , Prospect Bank.

When , in 1976, the Ralston family moved from the village , they sold High Toynton to Ken & Pam Nussey , and the High Barn to Denis & Marjorie Stevenson , who were previously next - door neighbours at 8 & 6 , Prospect Bank respectively.

The rest of the Prospect Farm buildings were retained by the Ralstons for future development . They secured outline planning permission which lapsed ; then a delay occurred as Leeds MDC stopped further building until the sewerage system was extended . **During** the ensuing c. 20 years , the remaining site became overgrown , with the former garden left and the hard tennis court behind Prospect Farm Cottage part built on.

Eventually , in the mid 1990 ' s , the site was sold to three spec builders , so that by 1997 - 9 , four devellings were completed :

a) **Pear Tree Cottage** [1, Windmill Road] was built [8.95 - 4.96] and lived in for 2 years by the builder , Mr.Roddy. In 1998 it was bought by Tony & Denise Clerehugh who were living there with daughter Mary in 2000 .

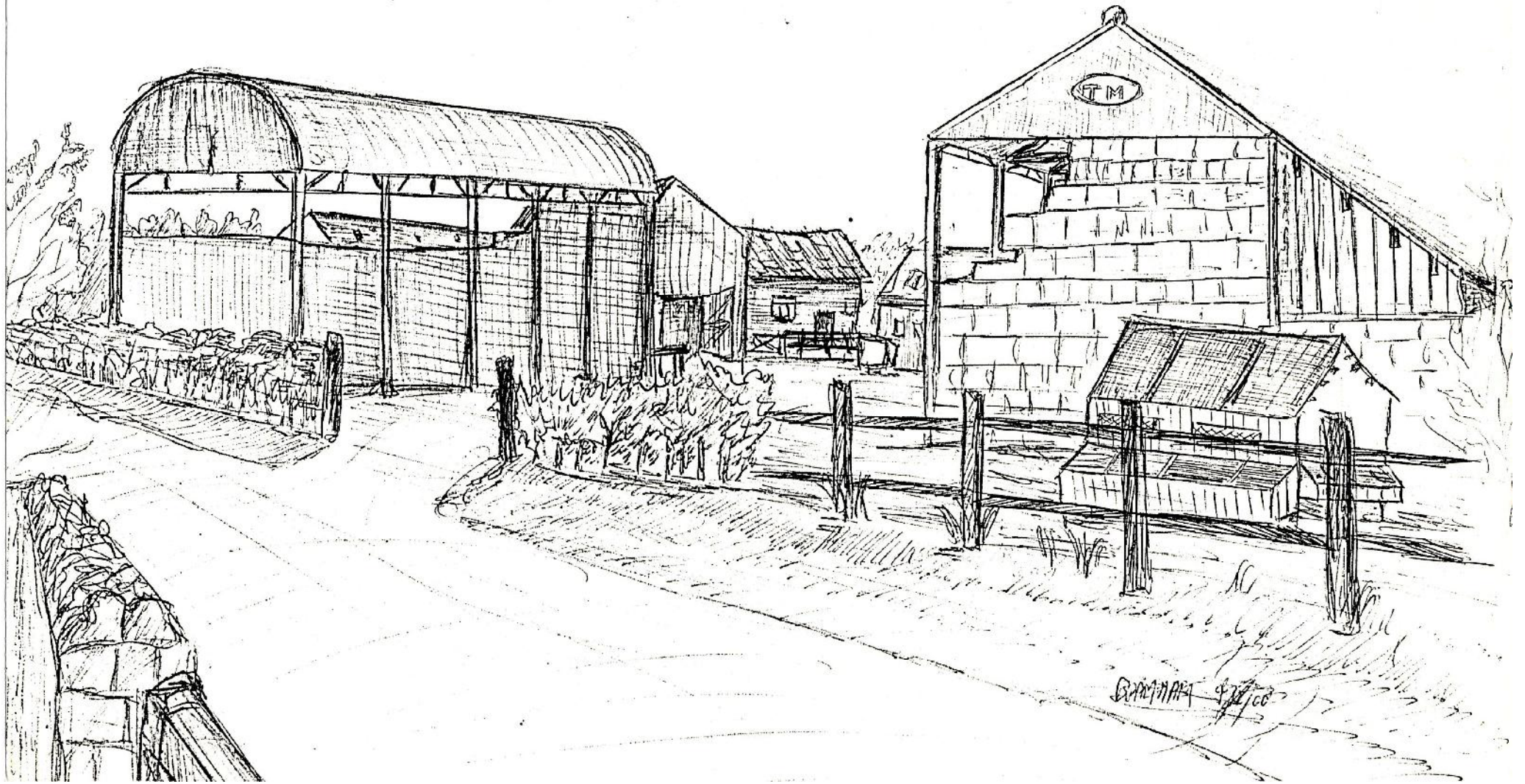
[The previous Pear Tree Cottage was at the old gas works along the Wetherby Road -- long demolished . However , there are now two houses of that name , and both on Windmill Lane ! The other one is the old cottage near Clifford Mill , still in Bramham parish .]

b) **Barn conversion** , built as two units , were the homes in 2001 of David & Susan Parkinson [3] , and Andrew & Emma Groves [3A] .

c) **New house** [5 Windmill Road] which , at the back , overlooks the site of the old cottages on Vicarage Lane demolished in Victorian times , was originally bought by Graham Herbertson & Amanda Keal.



1998





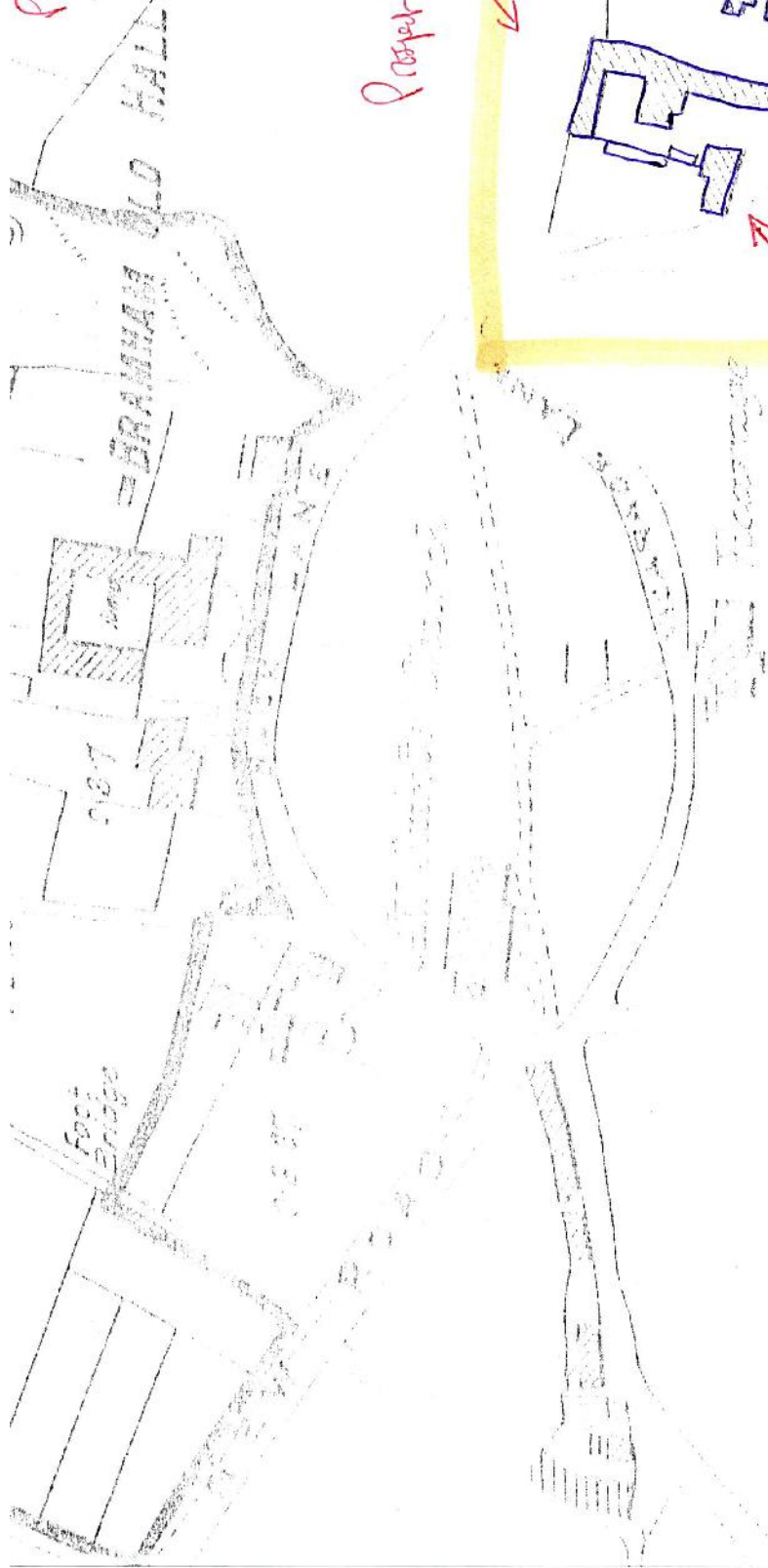
Field House Corner. The daffodils around the village were planted using money left by Bramacton after its fight to preserve the village. Below, the site of the old farm pond, cleared in 2000 to make a garden.





Field House (2000) with small barn

PROSPECT FARM 1925



Prospect Farm buildings

There were other here.

Fields where buildings.

Prospect Farm Cottage.



Prospect Farm (Cottage) with 1990's extension,
and, just below, foundations of an ancient row
of cottages, demolished after 1850.





High Barn & High Toynton 2000

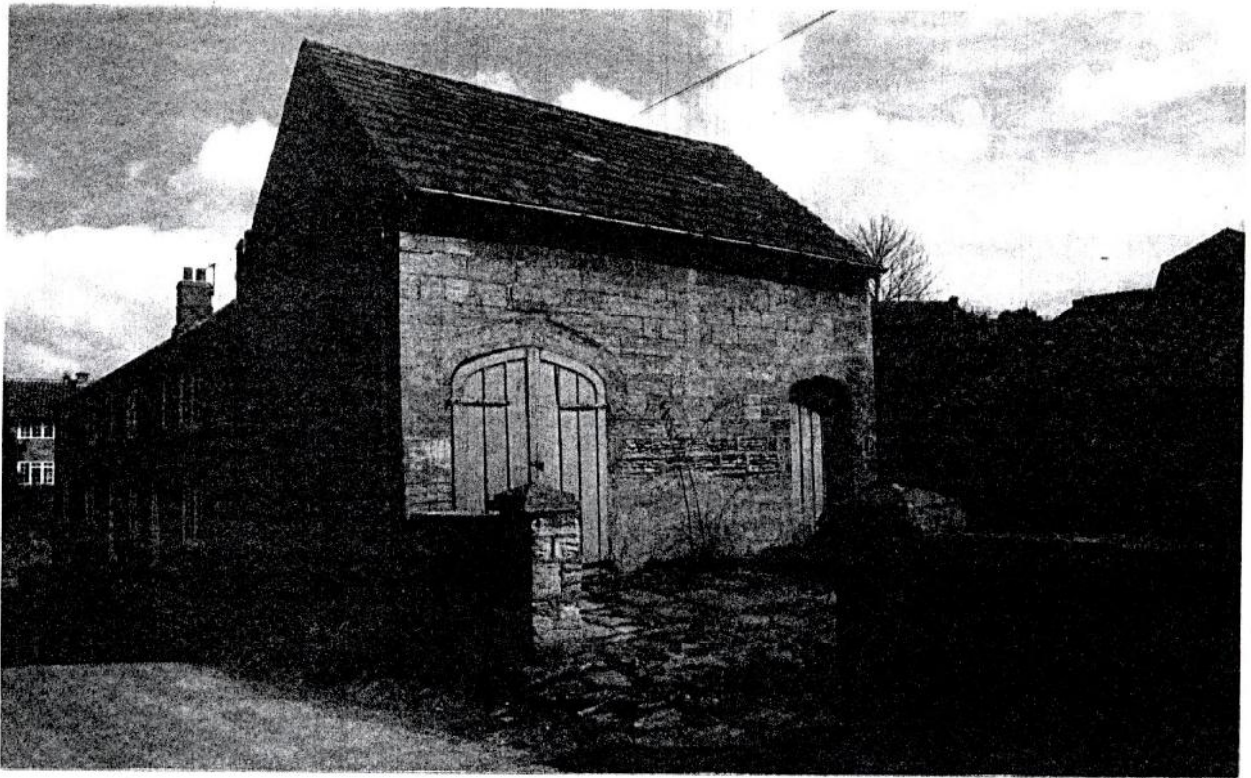




Lambert House, built around 1990,
on what had been a small
allotment behind the double cottages
facing the churchyard.



The two cottages on Vicarage
Lane, with small barn (see opposite)



Illus.22. A particular feature of Bramham is the number of barns actually in the village adjoining cottages. Known locally as 'mowstoads' many still survive while others have been converted into houses (Illus.23). These small barns would have been used to store agricultural produce as well as to house animals. Their large number reflects the relatively high standard and availability of agricultural buildings to both farmer and labourer in 1851.





The Old Vicarage House, replaced c. 1963 by the 'new Vicarage', sold in turn by York Diocese despite bitter opposition in 2001. Both our vicarages are now private homes.



**OLD VICARAGE HOUSE
VICARAGE LANE
BRAMHAM
WETHERBY LS23 6QG**

16th August 1999

Dear David

Thank you for your letter dated July 1999.

Old Vicarage House was built in 1679 (lintel above the back door) for Thos. Hill the Vicar. The house was almost twice the present size. We do have a copy of the original plans, somewhere – in a safe place!! When I have a moment I will find them for you if you need to take a copy. The flat lawn in front of our present front door was the site of the house and the stone flags leading from the front door to the gate are very thick at least 8" deep, and they would have been the original hall flags. We discovered this when we had the flags re-laid shortly after our arrival in Bramham July 1971. A photocopied photograph of 1908 has just been sent to Derek from New Zealand of the Vicarage Lane elevation, I intend to write and ask for the original photograph to be reproduced as a photograph. During the drought of 1976 the foundations were clearly visible.

Over the years there have been dozens of alterations, the frontage onto Vicarage Lane is Victorian and the windows at the rear are Georgian, very little remains of the original house.

The banks in the garden clearly indicate that this area of Bramham was once a quarry and it has been established by an archaeologist that the stone found only in Bramham was used to build part of Roman York. The unusual colour in the stone, now clearly visible on the stone on the A1 slip road, below Heaton's field, proves the point. Therefore the entire area around the Churchyard was the quarry. William Kitchen (also my nephew) completed this research as part of his MA at Sheffield University; he is always promising to give me a copy of his report. The problem of how they transported the stone to York is still unresolved. Perhaps the beck was a broader and deeper water way then??

The Church sold the Vicarage in 1963? Date to be confirmed to Mr and Mrs Russell. At a cost of £6,000 approx. They completely renovated the entire house and I do have more information on this as well, but it is a long story full of detail. They then sold it to Mr and Mrs Hill who stayed here a very short time, a family tragedy forced them to move, they sold to Mr and Mrs Tony Mallett. Mrs Mallett was an amazing gardener, I am sorry to say it has taken me 30 years to catch up with her enthusiasm! The new Vicarage was built in the walled vegetable garden at a cost of £11,000 (to be confirmed). Derek and Christine lived in a house in Clifford until the house was completed.

One of our bigger bedrooms was used for PCC meetings, the room above the dining room. Several wives used the attics for hairdressing and other village ventures. The small stage in the garden was built about 1920 for the village drama group and Arthur or Harry will know all about that. Mr Bradshaw, senior, insisted the house was haunted, but I think he was just trying to alarm me!! The other room overlooking Vicarage Lane is the "haunted" room and one of the Russell children claimed to see a lady in a white dress leaning over her bed???? I must admit that for years I never went into that room without turning on plenty of lights and signing and dancing at the same time! Jane slept in there for two or three years as a small child and said it was a "funny" room. I never told Nick and he has been happily there for 26 years on and off. I still think it is the shadow from the landing light reflecting on the far wall.

Dozens of people from the village have recounted stories about the house; many people had their wedding photographs taken in the garden. The vicar prepared everyone for confirmation in the study (our drawing room). Granny Sanderson worked here as a daily help, babysitter and generally looked after the house. Of course Iris had a large number of stories to tell.

There are no deeds for Vicarages therefore the records begin in 1963 and I can remember that we were instructed not to cause any form of nuisance during the Church services, and I assume that means cutting lawns etc.,

I am sure Arthur will have told you that the original Vicarage was a thatched house in the Churchyard nearer to the Old Hall Bungalow.

The Coach House was of course used by the Vicar, there is a stable alongside and the hay was kept above. The single story buildings were used as a coachman's house*, there is a fireplace in the back of the left hand building. They have been used as garages for most of this century. The grave diggers equipment was kept here in Mr Sanderson's time and in fact is still used by Mr Simpson. An old stone broken font is still in the stable part.

and, later, the vicar's garden

*by the vicar
1940's*

There is a watercolour print of Vicarage Lane at Bramham Park (dated 18th century?) and the lane stops at the Old Vicarage and bends round and goes straight up the hill to the high street. (When they changed the name of Back Lane to Vicarage Lane I was particularly irritated.).

I am sure there is much more to tell you, and I will write down any further items of interest as they come to mind.

I will be producing the September magazine at the end of this week, would you like to put a piece in about the Millennium project? I have a fax, also 842850, and e mail, Annepalmer@hotmail.com.

I do hope this is of some use to you, and good luck with the project.

With best wishes



Take for the book by G.F. Kirk (1936) on 'All Saints, Bramham', together with Clippings & best spm churches. (see copy in archive)

ALL SAINTS, BRAMHAM

The terrier of 1817 specifies "A cushion and hanging to the Pulpit of Blue Cloth, a Velvet Covering for the Altar Table." The plate is referred to as in 1771, but it is stated that the two silver cups each contain "a Winchester Quart," the "Salvers" of 1771 are in 1817 called "waiters," and "one Pewter Hagon" is also named.

The Vicarage House. Although, as at Monk Fyston, there was a prebendal manor house at Bramham, which is referred to in a visitation record of 1416, there seems to be no notice of a vicarage house before 1525, when the *Valor Ecclesiasticus*, referring to the vicarage, specifies "a manse there with 22 acres of land and meadow belonging to the same," worth 21s. 4d. yearly. "The vicarage launde" is referred to in a parishioner's will in 1550 (*Thornton Soc.*, lxx, 257). A new or altered vicarage-house was probably erected during the incumbency of the Rev. Thomas Hill, 1668-1682. The stone lintel of the back doorway of the present house is inscribed "Thomas Hill Vicar Anno Domini 1678." This house has no doubt been much altered. It is situated on the rising ground south-east of the church. In the parish register is record of "Repairs done at ye vicarage house and about it," in the years 1717-1721, amounting to £23 17s. 6d., including "Sickneine trees planted in ye churchyard per mo Chr Sanderson." At the foot is, "All this done and paid before there could be any convenience or satisfaction living in ye vicarage house p^r mo Christopher Sanderson Vic^r ibid."

In 1743 the vicar (Andrew Perrot) was presented at a visitation, "for the Rectory House [sic] being out of repair." His successor, Thomas Swaine, resided "in the Parsonage House" in 1764. The terrier of 1771 gives the following description: "The Vicarage House consists of Two Bays of Building the One built with Stone and Lime and covered with Straw Thatch containing on the ground floor three Rooms. VIZ: a Dining-room floor'd with stone and hung with Paper a Passage Room floor'd with Stone and plastered with Lime, a Pantry and cellar adjoining. The floor earthen, each under-drawn with Laths and Lime. The other Bay is built part with Stone, part with wood Stooths and Laths and plastered with Lime, over which there are three Chambers two of the floors Lime and Sand the other Deal, the ceiling underdrawn."

In 1842 the gleebe house was "unfit for residence" (Lawton's

ALL SAINTS, BRAMHAM

Collections, p. 56). Later it was described as "a commodious stone building, repaired and enlarged and altered in 1854 at a cost of nearly £300, detraved by Christ Church College" (Sheahan & Whellan: *Hist. & Topog. of York, Hinsty and E.R. Yorks.*, i, 1858), p. 533). In 1920-1 the house was reduced in size on the eastward side.

Visitation Records. Besides those quoted elsewhere in this work, the following, relating to Bramham, occur in the Visitation Books at York:—

1416. There are great defects in the books, the vestments, etc. Roger de Skeldesthorpe, serving man and assistant (*serviens et minister*) of the Prior of St. Oswald's, removed and took away to the manor of the prebend of Bramham the timber and planks in the churchyard of the value of 13s. 4d. which had been bought by the parishioners for the repair of the tower and he put the timber and planks of this kind into the building of the said prebendal manor. They say also that Sir John Dene, executor of Master John Clyfford, took away the lead set apart for the roofing of the chantry chapel and converted it to his own use at Ripon. Let mention be made to check the charterers (*quarantatores*) in time of Divine Service. There are defects in the roof of the nave."

In 1472 the leads of the chancel roof were defective.

In 1510 report was made of "Ye chauntre which is not occupied nor servyd as it aght to be by parson Ogleshorpe, & also we have ij tubes w^{ch} ail perteneyng partt are rallowyng." A five weeks' respite was sought, "and we shall maik all thynges abill w^{ch} ye grace of God." (*Surtees Soc.*, lxxv, 249, 250, 266).

The post-Reformation Visitation Books in the archbishop's registry² include the following complaints:—1590: "Against Christopher Huton, of Clifford, he hath not sundate [?] communi-cated] these thre yeres last; against the parish clerk there, he is not sufficiently [?] near, he dwelleth owe myles from the parish; against John Baytson here presented for a drinkerde; against John Hayreburne, he will not his churchie dewties—John Hayreburne to pay 2d. to the clarew: [?] churchwardens] before St.

¹ Perhaps one who, as lessee of the rectorial tithes held by Nostell priory, was called "parson," whether in holy orders or not. There was a "John Corillay, parson of the parish church of Bramham" before 1424 (see *S.S.*, lxxvi, 189, 190).

² The earlier visitation records of Bramham, being a peculiar, are among the Dean and Chapter muniments.



01937 583987

The New Vicarage, built in the early 1960's.

Property particulars

FOR SALE BY PRIVATE TREATY



**THE VICARAGE
VICARAGE LANE
BRAMHAM**

**OFFERS IN EXCESS OF
£175,000**

*Sold for £200,000
April 2001*

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For Misrepresentation Act see cover

THE VICARAGE, VICARAGE LANE, BRAMHAM

Occupying a delightful and well established position overlooking the Church grounds close to the centre of this popular village.

A STONE BUILT INDIVIDUAL DETACHED RESIDENCE OFFERING SCOPE FOR FURTHER IMPROVEMENT AND EXTENSION SUBJECT TO OBTAINING THE NECESSARY PLANNING APPROVAL.

*** Oil Fire Heating * Entrance Portico * Entrance Vestibule * Reception Hall * Cloakroom & WC & Lounge * Separate Dining Room * Kitchen * Side Lobby with walk-in Pantry * Living Room * Four Bedrooms * Bathroom * Separate WC * Integral Single Garage and mature part walled gardens of good size ***

Bramham itself is a pleasant and conveniently located village approximately 3 miles (4.8 km) to the south of Wetherby. The area is well served by a variety of shops, schools and recreational facilities and there is good road access to principal Yorkshire centres including those of Leeds, Harrogate and York. The village is also by-passed by the A1 which together with the new A1/M1 link road is ideal for travel further afield.

The property is available with immediate vacant possession and offers the following accommodation:-

GROUND FLOOR

ENTRANCE PORTICO with six panelled front door.

ENTRANCE VESTIBULE with galzed inner door leading to:-

RECEPTION HALL with turned staircase to first floor, radiator and deep built in cloaks cupboard.

CLOAKROOM & WC with wash hand basin and WC.

LOUNGE (19'10" x 12'3" /6.05m x 3.73m) with feature stone fireplace, two radiators and double glazed sliding patio doors opening into the rear garden.

SEPARATE DINING ROOM (10'8" x 9'10" /3.25m x 3.00m) plus entrance recess, radiator.

KITCHEN with double drainer stainless steel sink unit, wall and base storage units, electric cooker point, built in cupboards, plumbing for washing machine.

SIDE ENTRANCE LOBBY with oil fired boiler

WALK IN PANTRY

HALF LANDING THROUGH TO SITTING ROOM (15'11" x 10'3" /4.85m x 3.12m) with windows on three sides, full width fitted book shelves, built in store cupboard, two radiators.

Property particulars

THE VICARAGE, VICARAGE LANE, BRAMHAM

FIRST FLOOR

LANDING with radiator, airing cupboard and loft access.

BEDROOM ONE (12'5" x 10'2" /3.78m x 3.10m) plus entrance recess and two built in wardrobes.

BEDROOM TWO (13'2" x 10'2" /4.01m x 3.10m) plus entrance recess and two built in wardrobes, radiator.

BEDROOM THREE (10' x 9'5" /3.05m x 2.87m) plus deep built in wardrobe, wash hand basin.

BEDROOM FOUR (10'2" x 7' /3.10m x 2.13m) plus entrance recess and built in wardrobe.

BATHROOM with panelled bath, wash hand basin, chrome heater towel rail.

SEPARATE WC

OUTSIDE

A tarmac driveway and turning head provides parking for car and in turn gives access to:-

AN INTEGRAL SINGLE GARAGE with double entrance doors, electric light and power installed, storage cupboards.

The property stands in mature and well stocked part walled gardens with lawns, borders and a wealth of established trees and shrubs. There is scope for further extension to the property if required subject to obtaining the necessary planning approval.

SERVICES Mains water, electricity and drainage available. There is no gas connected to the property and the heating system is oil fired.

"None of the services referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries".

TENURE Freehold. Vacant possession on completion.

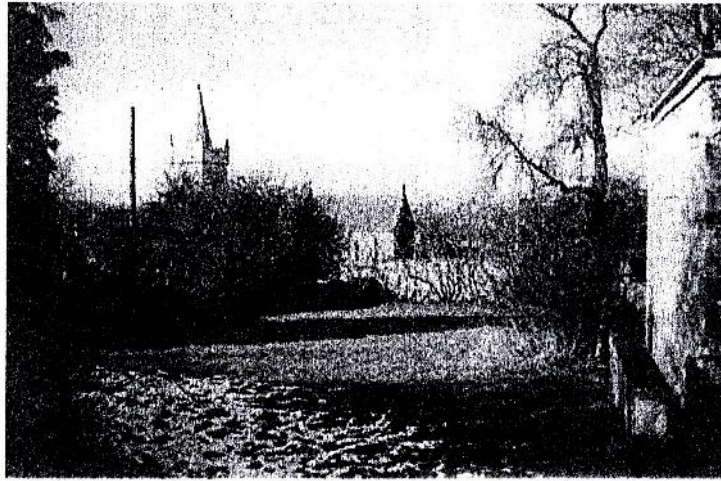
VIEWING By appointment through the selling agents DTZ Residential, Wetherby.
Telephone (01937) 583987.

DIRECTIONS Entering Bramham from Wetherby and the A1 continue down into the centre of the village, turn left into Clifford Road, take the first turning on the right into New Road and bear right in front of the Church into Vicarage Lane. The property is then approximately 100 yards on the right.

WEB SITE www.primelocation.com

SDW/AJK/W10819

THE VICARAGE, VICARAGE LANE, BRAMHAM



Please Note: Due to a large amount of interest in this property we are asking for best and final offers to be received by this office, in writing, by 12.00 noon Friday 30th March 2001. If you require anymore information please contact DTZ on 01937 583987.

The Vicarage was sold, amidst considerable Controversy, in 2001, to enable the York Diocese to achieve its aims, and the priest-in-charge to live in a house in Clifton, purchased for and £235,000. SEE VOLUME 29.

DTZ Debenham Tie Leung Limited (and its subsidiaries and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

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LEEDS
CITY COUNCIL

David Machin Ma
9 Prospect Bank
Bramham
Wetherby
LEEDS
LS23 6RS

Department of Planning and Environment
John Lynch, Director

Selectapost 5
Merrion House
110 Merrion Centre
Leeds LS2 8SH

If telephoning ask for the
Planning Enquiry Centre
Direct Line: (0113) 2478000

Fax: (0113) 2422866

Ref : 31/244/01/CA {58}

Date: 19th October 2001

Dear Sir/Madam,

With reference to the application: 31/244/01/CA

Conservation Area Application
To Demolish Vicarage And Part
Front Boundary Wall

The Vicarage
Vicarage Lane
Bramham
OS4242NE

by
Wharfedale Homes Ltd

Thank you for your letter/comments concerning the above planning application which we received on 19th October 2001.

Should you have any queries please contact the Planning Enquiry Centre on 2478000 and they will assist you.

All letters of representation on planning applications reported to Committee must, by law, be open to public inspection. If you do not want your letter to be open to public view then please contact us immediately so that your letter can be withdrawn.

Written representations, unless they are withdrawn, are taken into account in reaching a decision and you will be informed of that decision when it has been made. In the event of an appeal being made by the applicant against the decision your representation will be forwarded to the Planning Inspectorate, who will also take it into account in reaching a decision on any such appeal.

Yours faithfully,

Plans Processing Unit Manager

plrcack01

Proposal to Develop the Vicarage Site , Bramham , as Four Dwellings.

General Comments :

a) This site being in a conservation area , any changes at all must be viewed with those legal implications in mind .

b) The builder , having paid .£235K for the site , with demolition , planning and re - building costs to come, needs to recover perhaps £500K before taking profit . 4 terraced houses at £150K each could thus bring him £100K . Could he look to make a similar sum , or even a profit , from refurbishing and selling on the present house ; or from building , say , 2 or 3 houses instead of the 4 he proposes ? These are not mere speculation , for they could become alternatives.

c) However , our task , whilst understanding the builder 's thinking , is to look after the needs and the good of our village environment and its people ; that should form a large part of Leeds planners ' consideration also [but will it ?]

Current and Proposed Situation :

d) Historically and even currently , Vicarage Lane [VL] has been an essentially ' semi private ' lane servicing one house and a small bungalow . The two labourers ' cottages at the north end until very recent times generated virtually no traffic . Recent changes to ownership have produced 3 cars at these cottages , which has already altered the situation considerably , causing danger and inconvenience at the north end exit from VL. The Lane is wide enough for one car , but not , over most of its length , for two . There are no passing places , except outside the Old Vicarage. The builder 's plan would increase the number of households from 4 to 8 , and the numbers of owners ' cars from 7 to a probable 14 immediately. **This plan effectively calls into question the validity of VL as a viable , safe public highway.**

e) Particularly at the north end , but also at the Church end , VL poses critical road safety issues already , which will be made more pressing if the Vicarage site development is allowed . Exit from the north end , where the cottages ensure a totally blind bend , is already potentially lethal . Vehicles turning left , and , much worse , right out of VL on to Back Lane , are at risk , and putting others at risk , because they must progress with no idea what is approaching from their right . This is worsened by the fact that such traffic is coming down a steep hill , almost inevitably fast. **Implementing this plan , doubling resident and services traffic , without first re - thinking the whole strategy of VL, would be crazy. Anyone allowing it should be liable to prosecution following the first accident.**

f) As there is no solution to the north end corner problem without demolishing the cottages , a safer but still unsatisfactory answer could be to bring all VL traffic in at that end , and out at the Church end , thus creating a one - way system .

(over)

g) Such an arrangement would not , however , solve the problems of increased traffic along VL , which was built as almost ~~as~~ a private drive to the Old Vicarage , and is not suitable for the coming and going of 14+ residents ' cars plus services traffic. The width and surface condition are suitable only for what it has had to cope with to the present . Pedestrians , who would increase , would also need to be catered for , though there would be no room to include a pavement. **Should Leeds planners allow this application , they must undertake along the whole length of VL a major widening , upgrading and resurfacing programme prior to building . This will need to eliminate grass verges , possibly produce passing places , implement a no - parking policy on VL , and cater for pedestrian safety.**

h) Bearing in mind that this is a conservation area , and that the whole of VL runs alongside an ancient Saxon churchyard , the implications of changing the nature of the area from historic rural to modern traffic - orientated must be given priority. To allow the building of 4 new dwellings , at least doubling at a stroke use by people and vehicles , would alter totally this site , which lies at the centre of this ancient village , leaving the Church surrounded by an ever - increasing traffic flow. **Perhaps the Diocese of York , which so foolishly, for short - term profit, sold the site, presumably without thought to imposing restrictions on its future use, might wish to be involved , given the potential adverse effects on Church and churchyard ?**

i) Surface water drainage would need to be included in any plans to increase use of VL . Currently , with very light use in a country lane situation , water runs away naturally , presumably into the nearest graves . However , there are already distinct problems caused by flooding in Back Lane at times of heavy rainfall which could well be worsened if the nature of VL , standing above it , is changed . Moreover , in view of the experiences relating to foul drains in the village [for example on Vicarage Lane itself and Back Lane --- and , most recently , around Clifford Road] , would the drains be able to cope with extra houses on the Vicarage site , and would there be knock - on effects elsewhere ? **Careful and detailed work could need to be done on the surface and foul drain systems should this application be seriously considered.**

j) In this conservation area protection of trees is always given prime consideration by Leeds planners. Along VL , especially around the site in question, there are trees which must be preserved. Already in August 2001 on ancient tree on the lane [close to the two cottages] has been cut down , without reference to the parish council [who gave permission ?] **Protection of trees , ancient walls and other features of this rural conservation area must be a priority. Prospective builders and future residents must be in no doubt that they will not be allowed to change the nature of the area to suit themselves.**

Postscript :

k) Looking to the future , it seems almost inevitable that someone will wish to further increase the dwellings on VL , either by building on the OLd Vicarage orchard , converting the old barn near the cottages , or even by demolishing and re - building . This possibility should form part of the thinking in relation to the current application , for the same arguments will re - emerge . **It would be wise to produce an overall plan for the future of the whole of Bramham 's ancient centre in order to preserve carefully and to develop , when necessary , in accordance with the requirements of conservation law and village need.**

Conclusion :

l) **This site lies at the centre of a valued , rural village community. It has strong traditional and sacred associations , and is officially protected under national conservation laws and district regulations . Allowing the application would alter the nature of this sensitive site , would cause major traffic and environmental problems , would produce additional future difficulties , would entail considerable current and future public expenditure , and would set precedents best avoided .**

In view of all of these considerations , the application should be rejected.

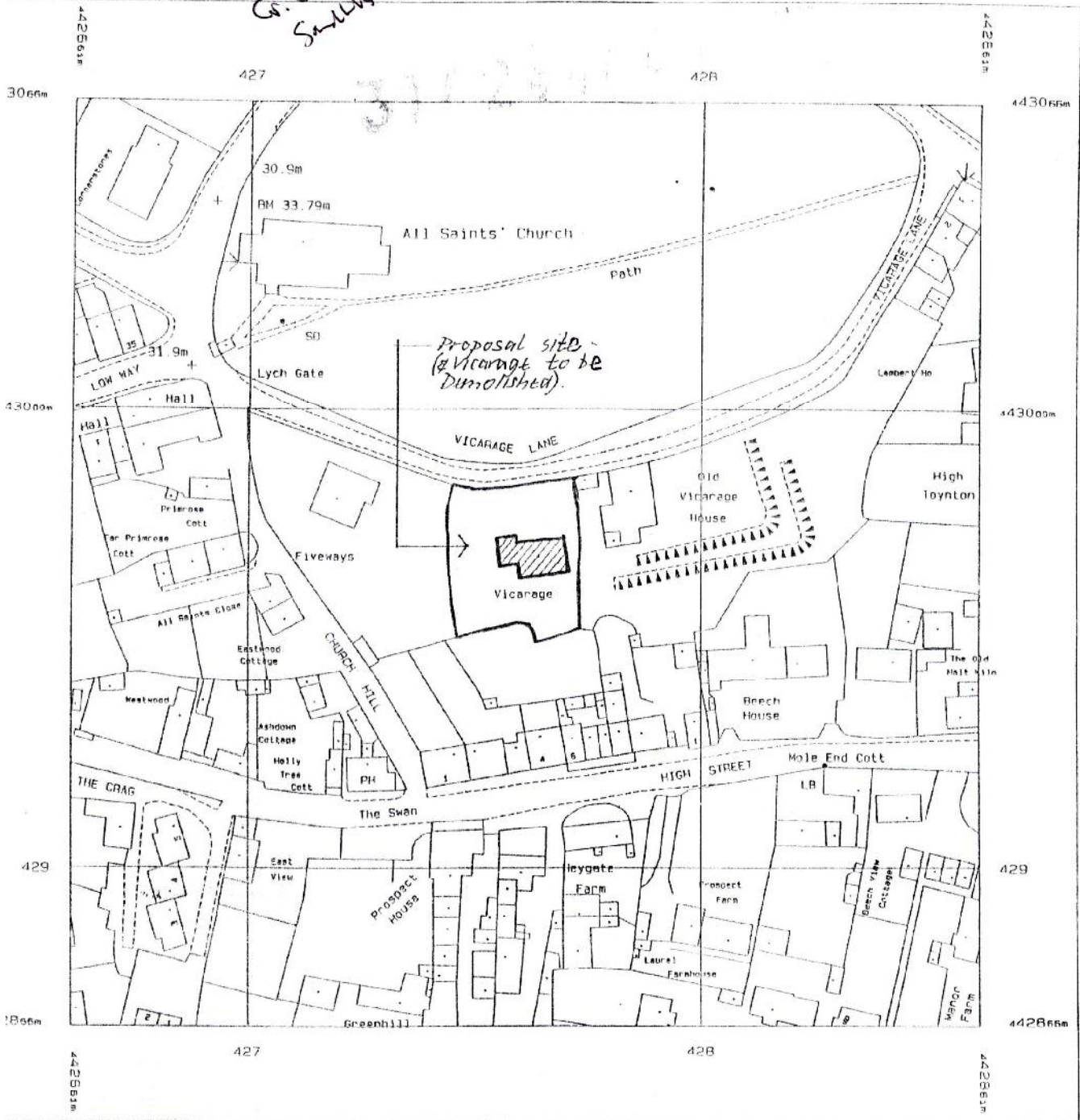
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29 August 2001

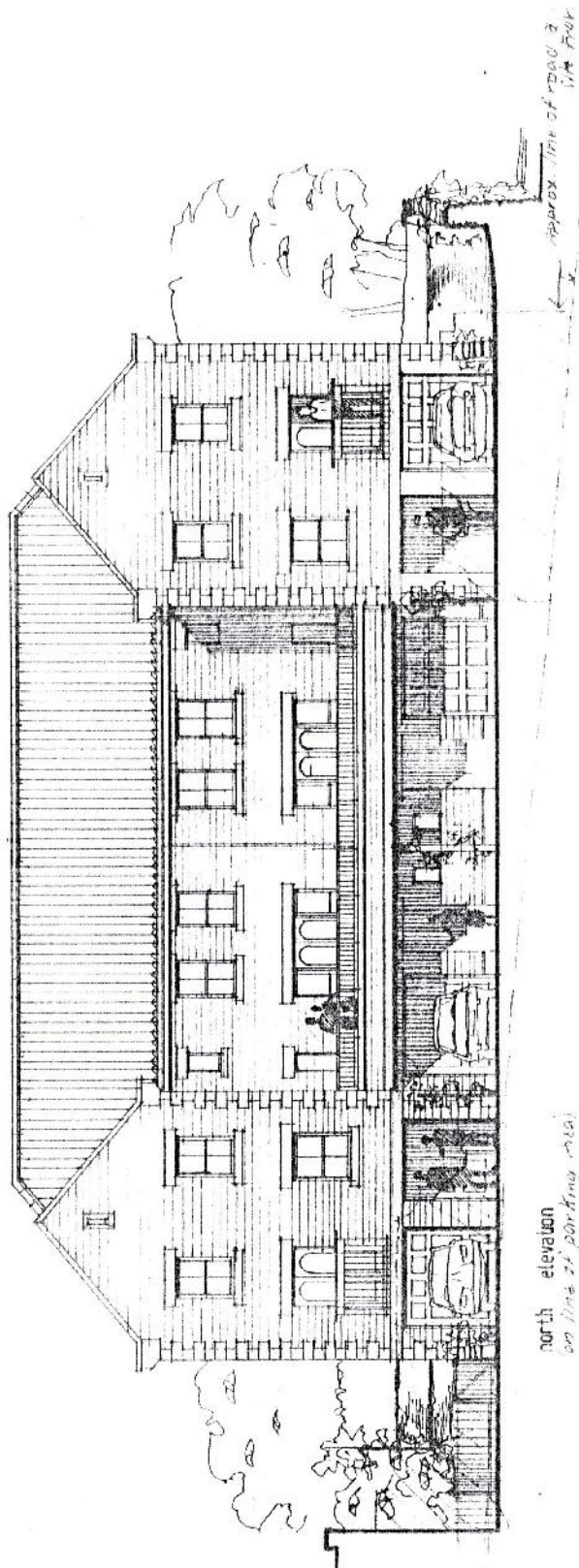
to Jason Green
Gr. John Proctor 'Holy Copt'
Surrey, Thurs 15th 3pm

CONSERVATION AREA APPLICATION TO DEMOLISH.

SITE PLAN & LOCATION OF
PROPOSED TERRACE HOUSES.
1:1250



(over)



north elevation
on line of parking area

road will
E. side of road

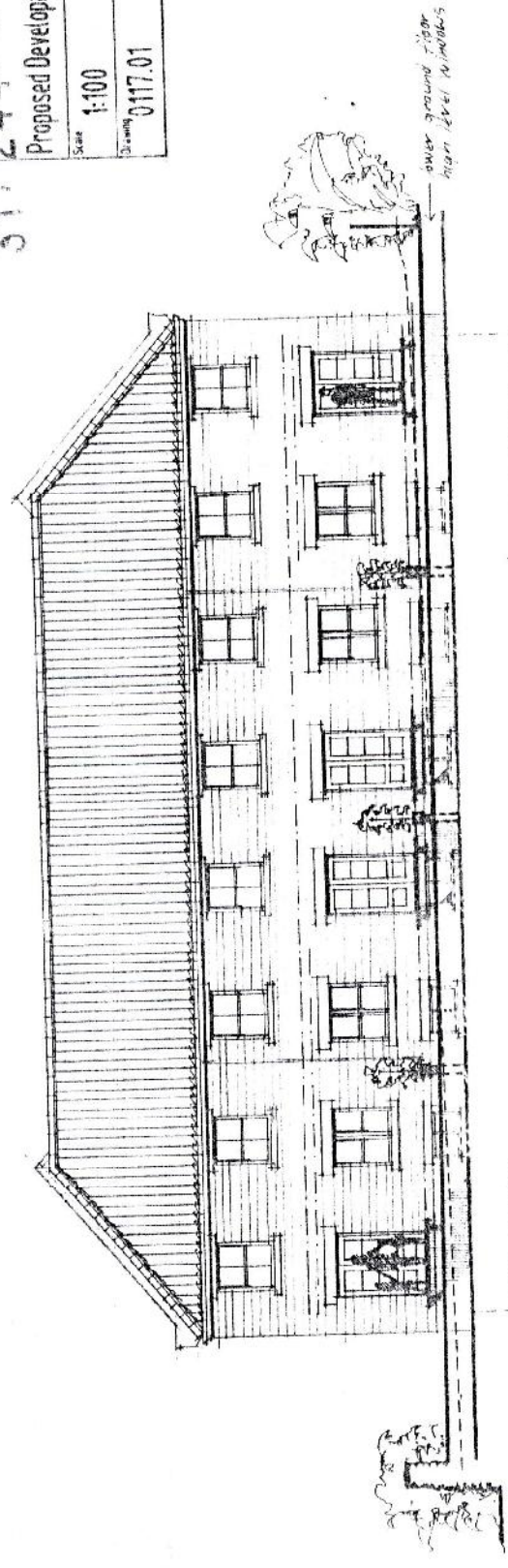
EXISTING street boundary
proposed sidewalk shown as

Trees Removed

new wall to adjoining
structure

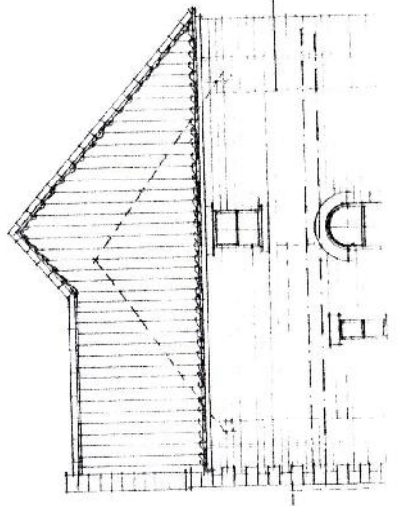
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VICARAGE LANE, BRAMHAM	
31 / 244 / 01	Scale 1:100
Proposed Development For 4 Houses	Date July 2001
	Drawing 0117.01
	Revision

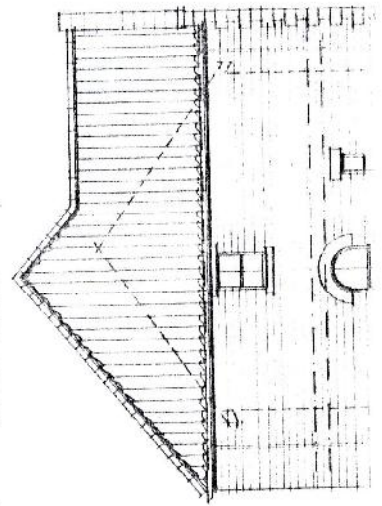


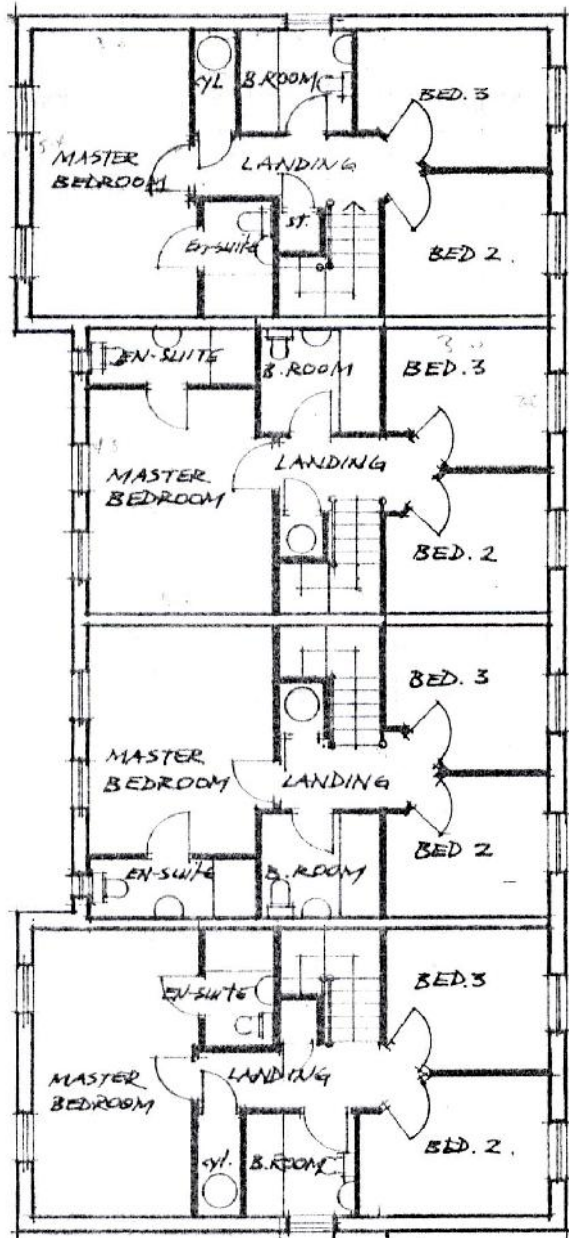
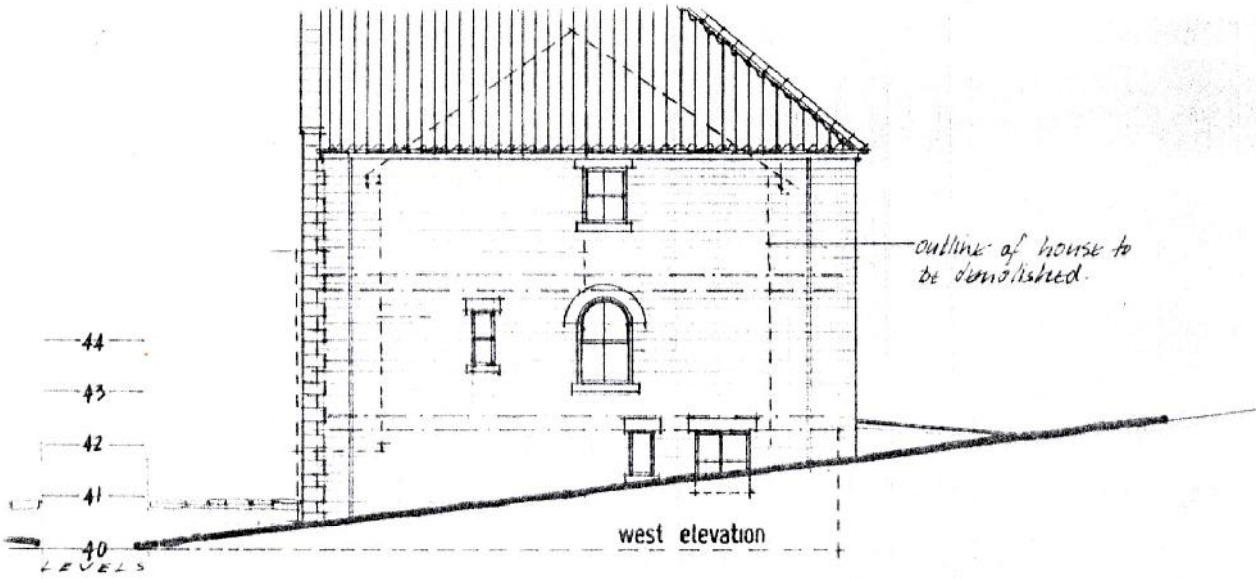
lower ground floor
high level windows

south elevation



garden to house to
be demolished





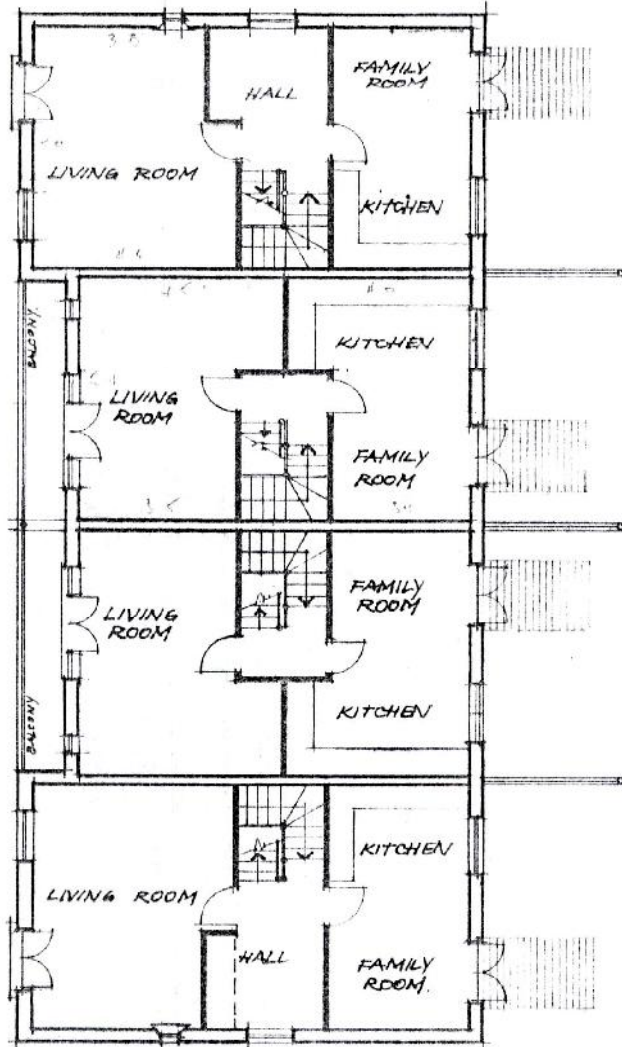
Do Not Scale Off This Drawing

Merrell
O'Flaherty

S. Elevation

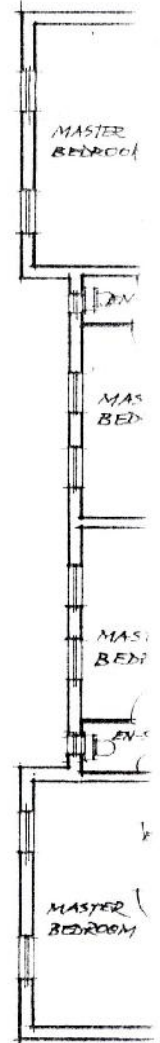
east elevation

41
10
LEVELS



provides access
to unit 2

upper ground floor plan



first floor

DTZ Residential

International Property Advisers

01937 583987

Property particulars

FOR SALE BY PRIVATE TREATY



**BARDON HOUSE
VICARAGE LANE
BRAMHAM**

£435,000

*Aug/Sep
2002*

**DTZ Debenham Tie Leung 25 Market Place Wetherby LS22 6LQ England
Telephone +44 (0)1937 583987 Fax +44 (0)1937 587639 Website www.dtz.com**

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For Misrepresentation Act see over

Bardon House, Vicarage Lane, Bramham

Occupying a delightful and well established position overlooking the church grounds close to the centre of this popular village.

A SUBSTANTIAL INDIVIDUAL VILLAGE DWELLING STANDING IN PART WALLED AND GENEROUS GROUNDS WITH VIEWS TOWARDS THE VILLAGE CHURCH.

The former vicarage was acquired by Wharfedale Homes a local firm of NHBC registered developers with a reputation for quality. The property is undergoing a complete programme of re-development and extension to form a most appealing family house rarely available on the open market. The property will have oil fired central heating and accommodation including, Reception Hall* Cloakroom and wc* Well Proportioned Living Room with Study Area opening on to a paved Sun Terrace* Dining Room/Family Room* Quality Fitted Kitchen with integrated appliances* Large Utility Room* Gallaried Landing* Master Bedroom with En Suite Shower Room and Dressing Room* Three Further Bedrooms* House Bathroom* Integral Garage* Forecourt area providing parking space for several cars and planning approval to erect double garage if preferred. There are generous gardens to the south and west.

Bramham itself is a pleasant and conveniently located village approximately 3 miles (4.8 km) to the south of Wetherby. The area is well served by a variety of shops, schools and recreational facilities and there is good road access to principal Yorkshire centres including those of Leeds, Harrogate and York. The village is also by-passed by the A1 which together with the new A1/M1 link road is ideal for travel further afield.

The property has mellow stone elevations surmounted by a new reclaimed blue slate roof with accommodation in more detail as follows:

GROUND FLOOR

panelled front door leads to spacious:

RECEPTION HALL

CLOAKROOM AND WC

with wash hand basin and low suite wc.

WELL PROPORTIONED LIVING ROOM WITH STUDY AREA

20'3" x 19' (6.17m x 5.79m) windows on two sides and french door opening to a paved sun terrace.

FITTED DINING KITCHEN

20' x 12'10" (6.10m x 3.91m)by Adams Tebbs of Ilkley and including, range style cooker, fridge, freezer and dishwasher. with french doors opening into the rear garden.

UTILITY ROOM

13' max x 9' (3.96m x x 2.74m) with side door to garden.

FAMILY ROOM/SEPARATE DINING ROOM

15'6" x 9'11" (4.72m x 3.02m) with windows on three sides.

Property particulars

Bardon House, Vicarage Lane, Bramham

FIRST FLOOR

GALLARIED LANDING

MASTER BEDROOM

12'12" x 12' (3.71m x 3.66m) comprising double bedroom one with built in wardrobe.

EN SUITE DRESSING ROOM

7' x 6' (2.13m x 1.83m)

EN SUITE SHOWER ROOM

BEDROOM TWO

13' x 12'6 (3.96m x 3.66m)

BEDROOM THREE

10' x 9'3" (3.05m x 2.82m) plus built in wardrobe.

BEDROOM FOUR

12'2" max x 10' (4.57m max x 3.05m) with walk in dormer window and two built in store cupboards.

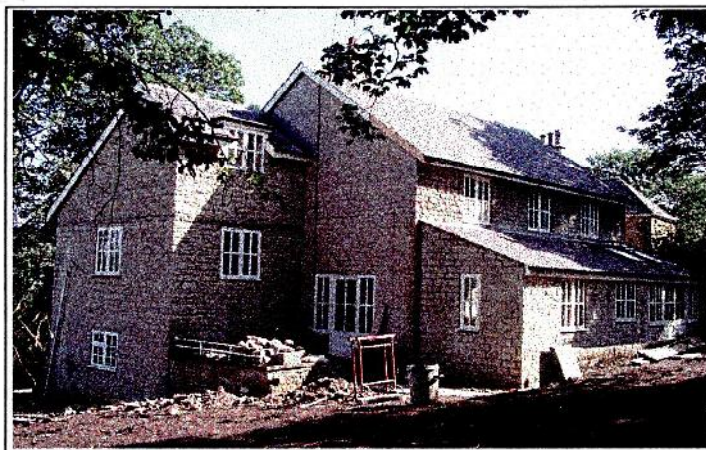
HOUSE BATHROOM

OUTSIDE

GARAGE

15'8 x 10' (4.78m x 3.05m) with up and over door.

A tarmac driveway provides parking space for several cars. Agents Note. There is a current planning approval to erect a double garage in the South West corner of the plot in preferred which would also provide an opportunity to convert the existing integral garage into further living accommodation. The property stands in most generous part walled gardens including a paved sun terrace to the rear.



Bardon House, Vicarage Lane, Bramham

SERVICES All main services available.
"None of the services referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries".

TENURE Freehold. Vacant possession on completion.

In order to assist our customers, we are pleased to refer enquiries regarding mortgage finance to Ellis Bates and Company (Financial Services) Limited, one of Harrogate's leading independent financial and insurance broking groups. A member of the Burns-Anderson Independent Network PLC authorised by the Financial Services Authority.

For further details please contact Peter Hustwit on 01423 520052

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING By appointment through the selling agents DTZ Residential, Wetherby.
Telephone (01937) 583987.

DIRECTIONS Travelling South from Wetherby on the A1 after approximately three miles take the second turning on the left into Bramham. Continue into the centre of the village and turn left into Clifford Road and first right into New Road. Turn right into Back Lane in front of the Church and immediately left into Vicarage Lane and the property is then approximately 100 yards on the right hand side.

WEBSITE www.primelocation.com

SDW/CJB/5.8.02/W11004

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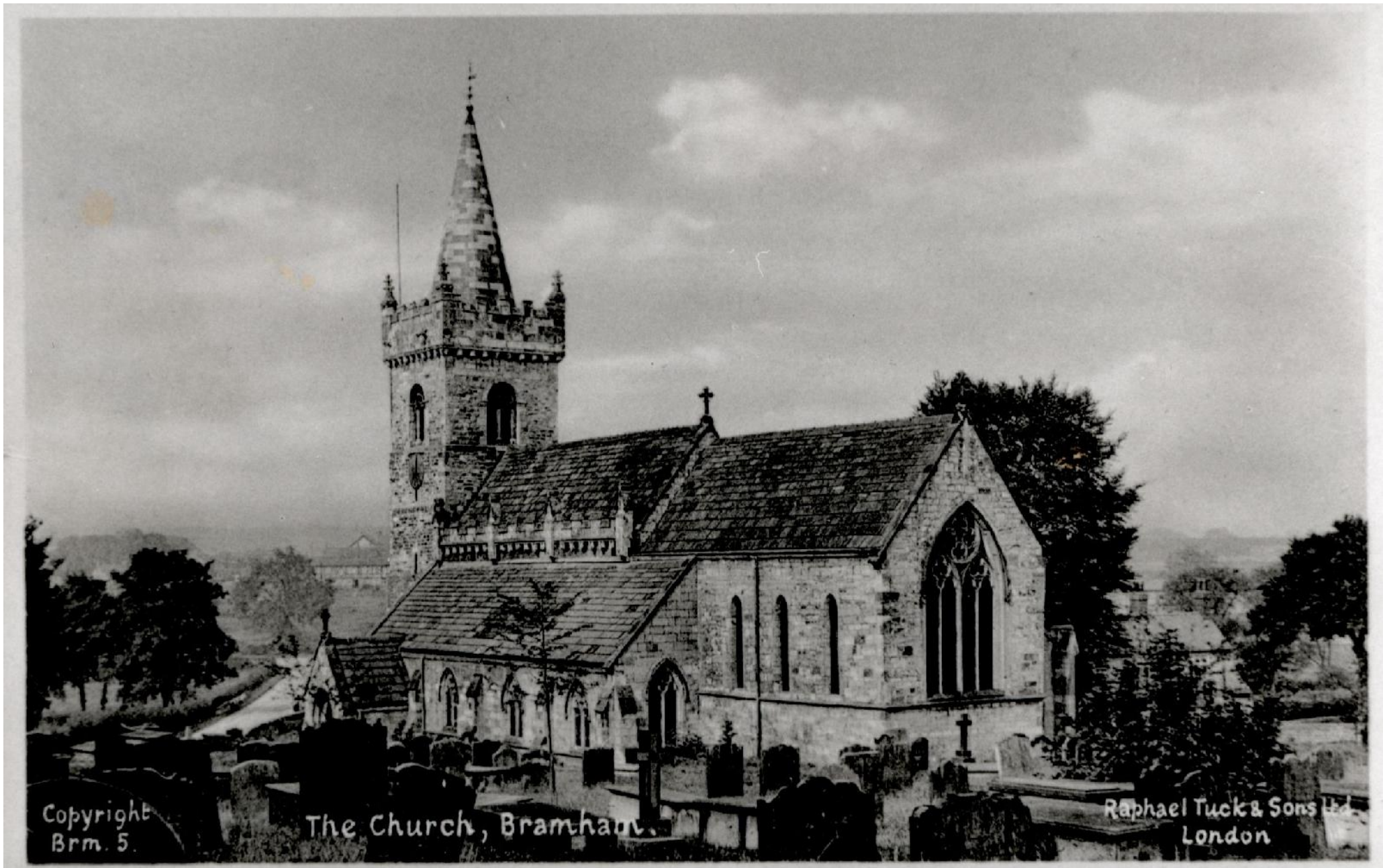
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- (iv) rents quoted in these particulars may be subject to VAT in addition;
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The Vicarage Institute was built by the Vicar 's wife , Mrs. Wadeson , around 1902 ; it served as a bath house for villagers without their own facilities , and a club for indoor games . After WW1 , it was rented out , and then lived in by Mrs. Wadeson when she became a widow . Eventually it was sold as a private house , and is the home in 2001 of Mrs. Rosalind Banerjea .

Yvonne

[See the Bramham book , p.42]



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Brm. 5.

The Church, Bramham.

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