

RESIDENTIAL DEVELOPMENT OPPORTUNITY

BROCKHOLE VIEW, SETTLE, BD24 9RF

- Envidable Market Town Location
- Superb Residential Setting

Boundary for indicative purposes only.

Rare Greenfield Opportunity

FOR SALE

6.33 acres (2.56 hectares)



Full Planning Permission granted for 38 dwellings

UNINTERRUPTED VIEWS OF THE YORKSHIRE DALES NATIONAL PARK

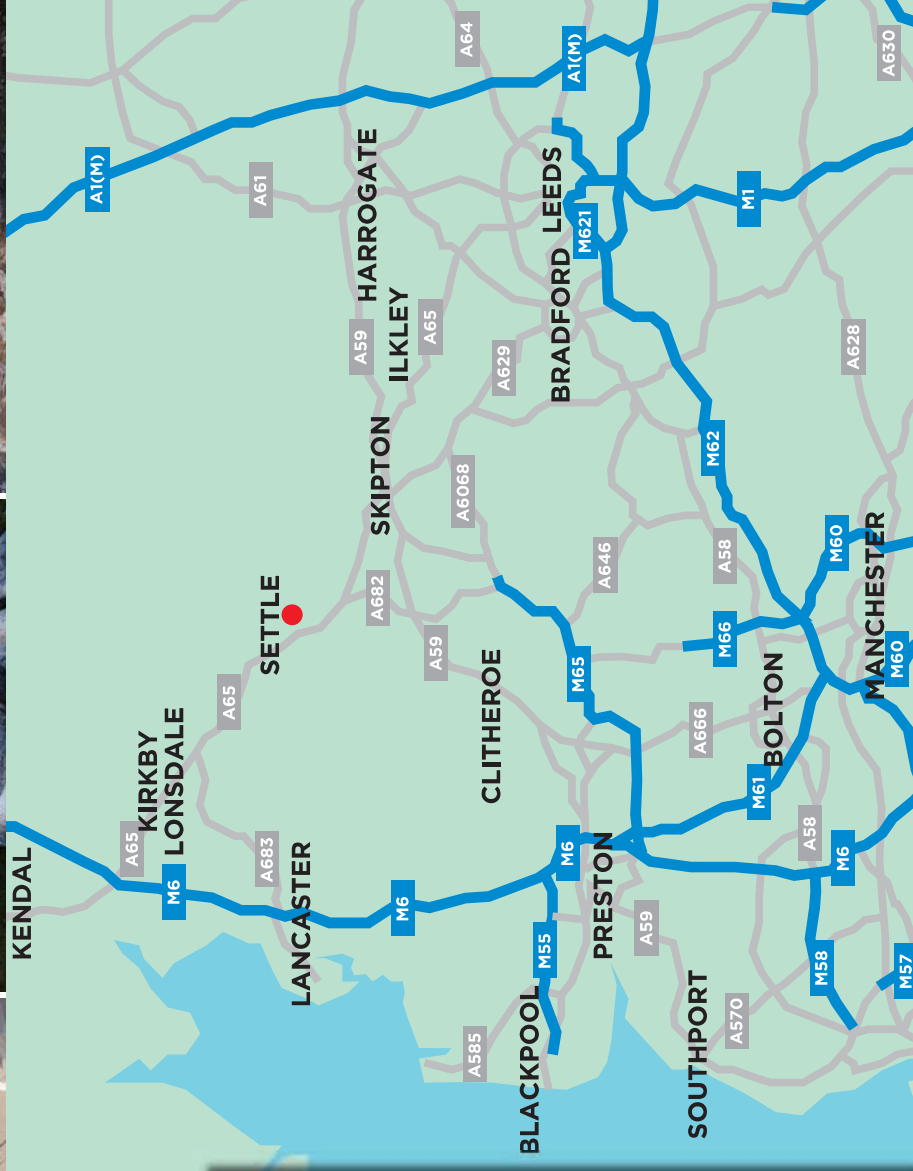


LOCATION

Settle is a much admired Market Town affording a stunning location on the edge of the Yorkshire Dales National Park. It boasts a busy weekly market along with friendly independent shops, amenities and a much loved Booths supermarket. Welcoming cafes pubs and restaurants provide ample opportunity for eating out and for entertainment there are two theatres. Sports enthusiasts can enjoy a swimming pool, golf, bowling, cricket, football and rugby clubs and for lovers of the great outdoors the whole of the Yorkshire Dales is on the doorstep including the renowned three peaks Ingleborough, Pen-y-Ghent and Wharfedale. For families there are good schools including Settle Primary School, Settle College and Giggleswick Independent School.

The nearby A65 provides road connectivity for travel through Yorkshire, Lancashire and Cumbria and two railway stations and the famous Leeds Settle Carlisle line provide services to Leeds, Bradford, Lancaster and beyond.

Brockhole View is immediately accessible from the B6480 via Ingfield Lane and Brockhole Lane - to the rear of The Falcon Manor Hotel. The site affords lovely uninterrupted country views across the Yorkshire Dales National Park to the south and to the north adjoins high quality recently built housing. The Town Centre is within easy walking distance.





DESCRIPTION AND PLANNING

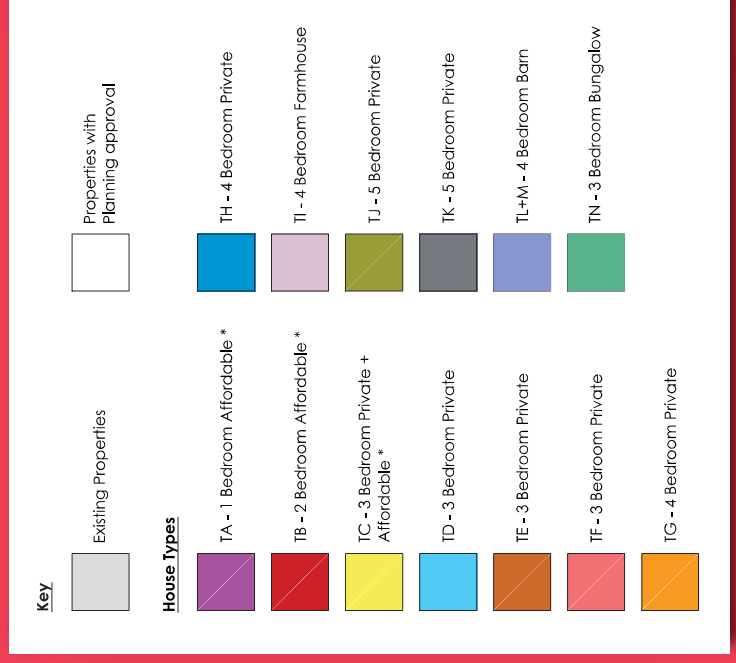
The site is accessible via Brockhole View a now adopted road to accommodate adjacent and recent residential development which is now complete. The site comprises three fields currently laid to pasture and bounded in the main by dry stone walls. It extends to 6.33 acres (2.56 hectares). Planning Permission has been granted by Craven District Council for 38 dwellings to include 11 affordable dwellings and 27 private sale houses being a mix of 20 detached and 18 semi detached.

The planning permission is subject to conditions and documents are available for inspection on the planning portal:

<https://publicaccess.cravencd.gov.uk/online-applications/ ref 2019/21261/FUL>

SERVICES

We understand all main services are available from Brockhole View. We do however recommend purchasers satisfy themselves with regards services prior to any commitment.



TERMS OF SALE

Unconditional offers for the freehold are invited.

VAT

No VAT will be payable.

LEGAL COSTS

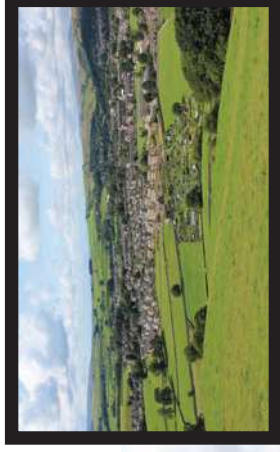
Each party to be responsible for their own legal costs incurred.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with regulations electronic ID checks will be carried out on purchasers. Confirmation of the funding source will be required.

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CLICK TO DOWNLOAD
IMAGE GALLERY



FURTHER INFORMATION

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