



**BUILDING PLOT ADJACENT TO 1 PYE BUSK CLOSE**  
**Offers in excess of £100,000**





## BUILDING PLOT ADJACENT TO 1 PYE BUSK CLOSE, HIGH BENTHAM, LA2 7BG

Rare opportunity to build your own detached bungalow with in this popular residential area, located on the edge of High Bentham.

The site extends to approximately 380 square meters and has planning approval to construct a single dwelling. Detailed approval is still to be sought by the purchaser to meet their own requirements and to satisfy the local planning office.

High Bentham is a popular Market Town set amid superb open countryside on the edge of the Yorkshire Dales National Park and the Bowland Area of Outstanding National Beauty.

The town has all local amenities, such as independent shops, pubs, cafes, primary school, doctors' surgery, and a range of leisure facilities.

Stunning position not to be missed.

**N.B.** Planning permission has been granted for a detached bungalow to be built within the left hand part of the large garden. Plans can be viewed/ inspected on: -

<https://publicaccess.cravendc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSQMSXFKJLH00>





Proposed vehicle access for development adjacent to 1 Pye Busk Close



View to the rear

**Directions:**

Leave the Bentham Office to the right up the Main Street, on to Mount Pleasant proceed approximately a quarter of a mile then turn right on to Pye Busk Close, the building plot is round to the right on the left hand side. A For Sale board is erected.

**Tenure:**

The plot will be freehold although there may be a slight delay in the legal process due to the site having to be put on a separate title deed.

**Services:**

All mains' services are within the vicinity of the plot. Purchaser to investigate connection cost etc.

**Viewing:**

Any reasonable time with notification to the agent.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**



**Local Authority:**

Craven District Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ



[www.tpos.co.uk](http://www.tpos.co.uk)

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

[settle@neilwrightstateagents.co.uk](mailto:settle@neilwrightstateagents.co.uk)

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

[bentham@neilwrightstateagents.co.uk](mailto:bentham@neilwrightstateagents.co.uk)

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