



## CONIFERS, NEW VILLAGE, INGLETON OFFERS OVER £450,000







## CONIFERS, NEW VILLAGE, INGLETON, CARNFORTH, LA6 3DJ

Interesting opportunity to acquire a good-sized level building plot located within a popular established residential area on the edge of Ingleton Village.

The size extends to approximately 1358m<sup>2</sup> and has the benefit of outline planning approval for the construction of 5 dwellings but may lend itself to more units subject to the approval of a more detailed scheme.

The outlined planning approval comes with all relevant surveys which include flood risk assessment, environmental input (BNG), tree and bat surveys.

The land is currently occupied by a dilapidated bungalow which it is proposed to be demolished to make way for the development.

Ingleton is a very popular village which is situated within stunning countryside on the edge of the Yorkshire Dales National Park, under the famous Ingleborough hill part of the 3 peaks range.

The village has a thriving community with all local amenities including independent shops, pubs and cafes, plus community centre, churches and village swimming pool.



Location Plan

SCALE 1:1250

### Directions:

Enter Ingleton Village on the A65 from Settle, take the first left turn into New Village. Proceed clockwise round the new village and take the first left turning and the site is located on the left-hand side. A For Sale board is erected.

### Tenure:

Freehold with vacant possession on completion.

### Services:

Mains' services are connected to the site.

### Viewing:

The site can be viewed at any reasonable time; internal inspection of the bungalow is required by appointment.

### Purchase Procedure:



Any interested parties to contact Neil Wright Associates to submit a final offer.

**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.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**Local Authority:**

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

Council Tax Band



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

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

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