



**LAND TO REAR OF 7 PENYGHENT VIEW,
SETTLE, OFFERS OVER £130,000**





LAND TO THE REAR OF 7 PENYGHENT VIEW, SETTLE, BD24 9JJ

Fantastic and rare opportunity to acquire a level walled building plot extending to approximately 355 yards² (300 m²) with outline planning to construct a 2 bedroom detached bungalow with manageable garden, 2 parking spaces and an existing stone built detached barn/garage.

Located in a convenient position approximately a quarter of a mile level walk from the centre of town, yet in a quiet location.

The plot allows from an imaginative design with possible superb views over Settle to the hills beyond.

Ideal for retiring buyer, developer or investor.

Well worthy of inspection which can be done at any convenient time to appreciate the size, potential and the views.

The purchaser may have their own ideas/plans for the plot this would be up to them to obtain the necessary approvals for any amendment's.



Directions:

Leave the Settle Office through the Market Square onto Church Street. Proceed approximately 300 metres, turn left behind number 4 and the plot is to the rear.

Tenure:

Freehold with vacant possession on completion. Note: The land is on the same title deeds as 7 Penyghent View, but this can be legally separated.

Services:

Services are available nearby, it is up to the buyer to investigate connection and pay the relevant connection charges.



Viewing:

By appointment to view the outbuilding, the plot can be viewed at any time.

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.

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



www.tpos.co.uk

Market Place

Settle

North Yorkshire BD24 9EJ

Tel: 01729 825219 option 1

settle@neilwrightestateagents.co.uk

King's Arms Buildings

15 Main Street High Bentham

Lancaster LA2 7LG

Tel: 015242 62458

bentham@neilwrightestateagents.co.uk

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