



| Great Asby | Appleby-In-Westmorland | CA16 6EX

Guide Price £175,000



**david britton**  
ESTATES

## Key features

- Around 0.46 acre building plot
- On edge of desirable village of Great Ashby
- Elevated plot with fantastic views
- Planning permission for 3 bedroom home
- Incorporating an attached garage with off road parking and garden
- Excellent village community & local amenities
- Planning Ref E/01/18A
- Yorkshire Dales National Park

## Description

This is a fantastic opportunity to purchase a building plot on the edge of the popular village of Great Ashby. The plot extends to around 0.46 acre and enjoys fantastic, elevated views of the surrounding countryside.

Under Planning Ref E/01/18A permission has been granted to erect a two storey, three bedroomed dwelling incorporating an attached garage with off road parking and garden.

Arranged over 3 floors, with some reverse style living, there is around 1600 sq.ft of living accommodation. On the lower ground floor there are 2 double bedrooms, family bathroom and a utility room. On the ground floor there is an abundance of living space with an open plan family room, dining room and separate lounge. On the first floor there is a superb master bedroom suite with an ensuite shower room.

This is a rare opportunity to create a family home, in a desirable village location, on the edge of the beautiful Westmorland Dales village of Great Ashby and benefits from having a primary school, active village hall, lively village pub and outstanding fibre Broadband to each house.. The village is a short drive away from the market towns of Appleby, Kirkby Stephen and A66/M6 transport links and would make a perfect family home.

There is a Local Occupancy restriction imposed on this plot, further details are available on the Yorkshire Dales planning portal using reference E/01/18A or contact us for more information.

\*\* Viewing strictly by appointment only \*\*

## Directions



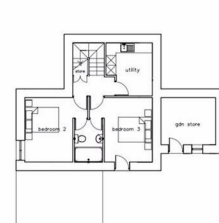
site plan - 1:100



east elevation (frontage to garden / woodland) - as proposed



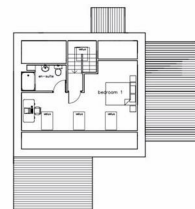
north elevation / site section - as proposed



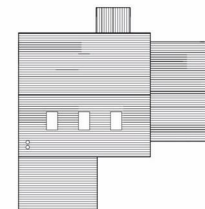
west elevation (frontage to highway) - as proposed



south elevation / site section - as proposed



attic floor plan - as proposed



roof plan - as proposed

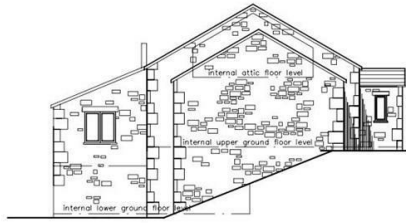
rev k planning redaction jun22  
rev j planning revisions jun20  
rev h planning revisions jun20  
rev g planning revisions nov19  
rev f planning revisions sep19  
rev e final cinema admission may19



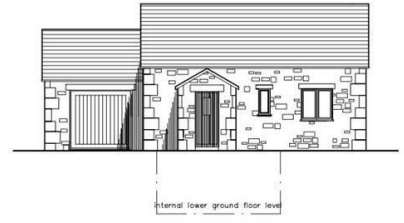
# Floor plans



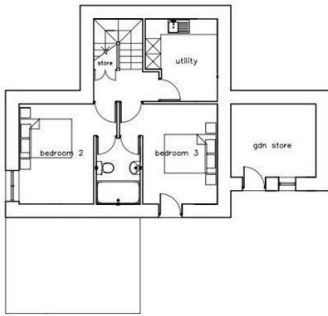
east elevation (frontage to garden / woodland) – as proposed



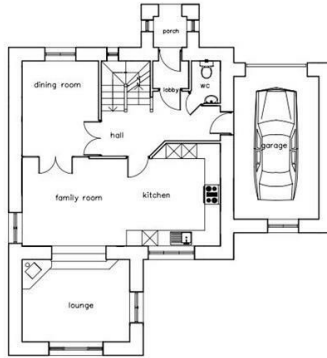
north elevation / site section – as proposed



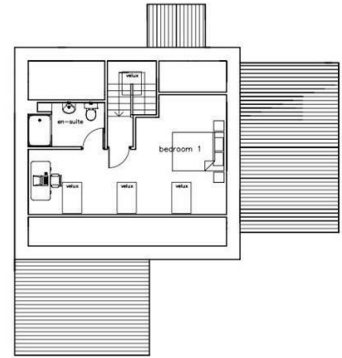
west elevation (frontage to highway) – as proposed



lower ground floor plan (garden level) – as proposed



upper ground floor plan (road level) – as proposed



attic floor plan – as proposed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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