

This is a rough indication of the p
such cannot be relied upon as a fu
land for sale

| Crosby Garrett | Kirkby Stephen | CA17 4PR

Guide Price £360,000



Key features

- Development Opportunity
- Planning Permission for demolition and new build
- 5 Local Occupancy Dwellings
- Planning reference E/02/7A
- Village Location close to Appleby and Kirkby Stephen
- Yorkshire Dales National Park

Description

** Wonderful development site for 5 Local Occupancy Dwellings in the heart of the Yorkshire Dales National Park **

This is a great opportunity for those looking to build a small development of 5 homes in the village of Crosby Garrett, around 8 miles from the market town of Appleby with elevated open countryside views and an active village community.

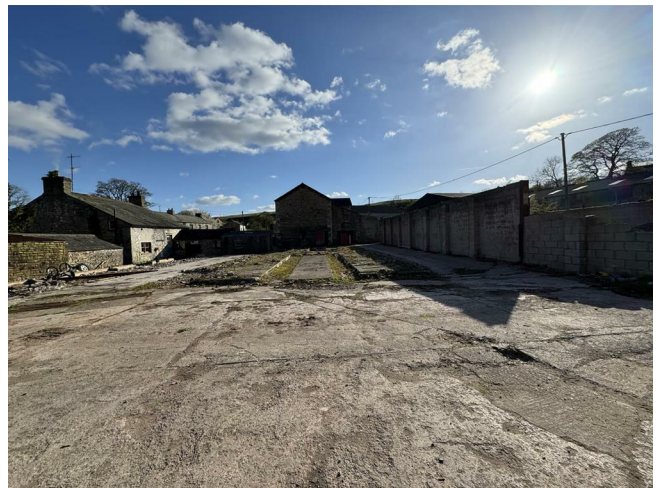
The Yorkshire Dales National Park Planning Authority have granted planning permission for 5 Local Occupancy dwellings. Four of these are 4 bedroomed properties with one being a 3 Bedroom dwelling. The properties are to be roofed in natural blue/grey slate, with the walls to be finished in local natural stone. The properties will boast views over the rolling hills towards the Yorkshire Dales National Park.

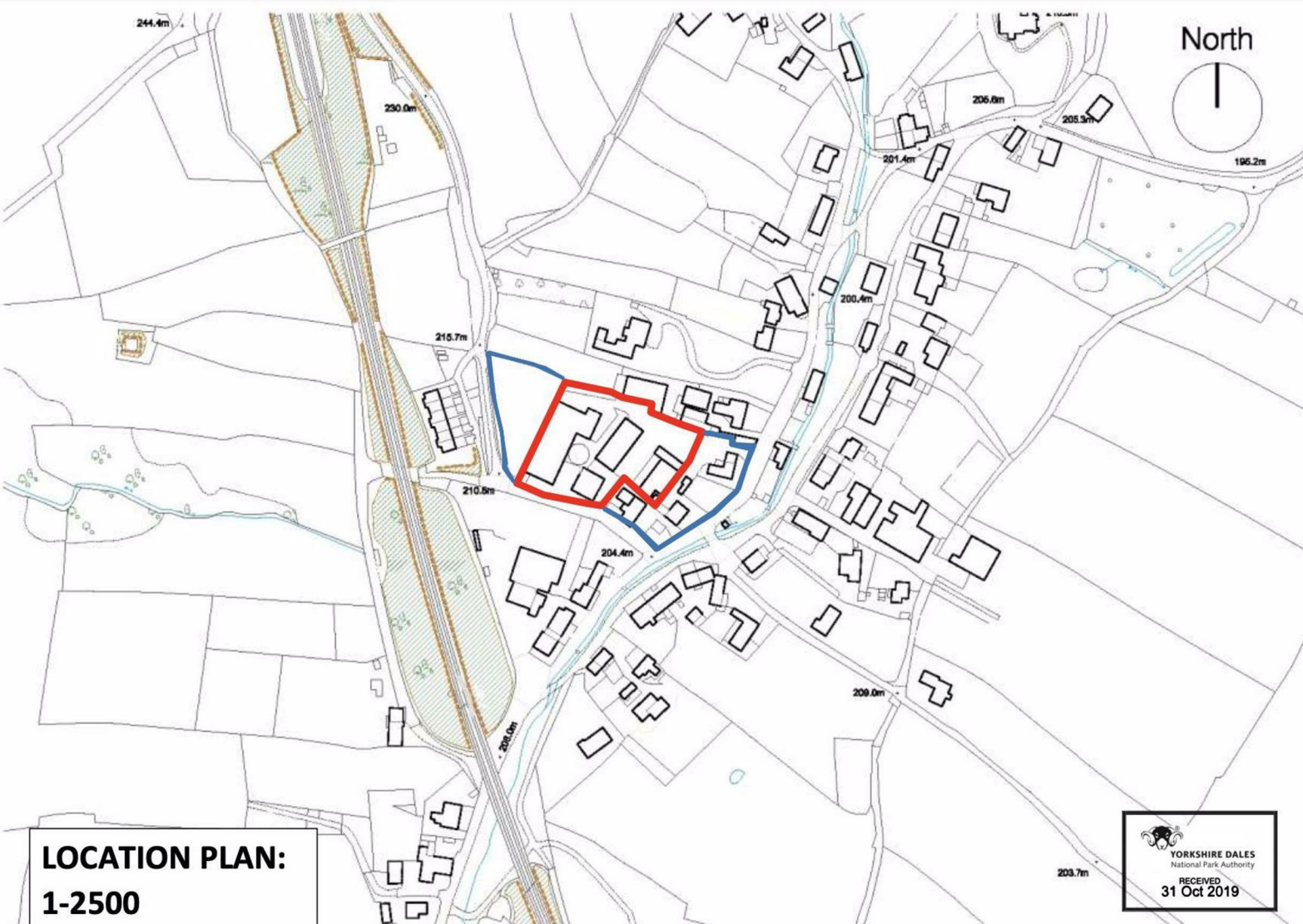
There is a Local Occupancy restriction imposed on the development, further details are available on the Yorkshire Dales planning portal using reference E02/07A. The planning conditions have been discharged so this planning permission will not expire.

Crosby Garrett is a hamlet and civil parish in the Eden District of Cumbria, England. It was formerly in the county of Westmorland and sits overlooking the stunning Lune Valley with beautiful views all around.

** Viewing Strictly by appointment only **

Directions





Floor plans



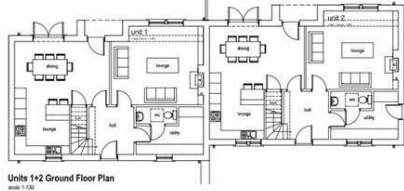
Units 1+2 South West Elevation
scale 1:100



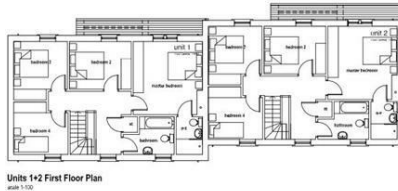
Units 1+2 South East Elevation
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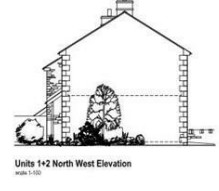
Units 1+2 North East Elevation
scale 1:100



Units 1+2 Ground Floor Plan
scale 1:100



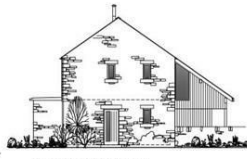
Units 1+2 First Floor Plan
scale 1:100



Units 1+2 North West Elevation
scale 1:100



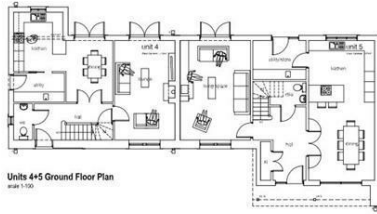
Units 4+5 South West Elevation
scale 1:100



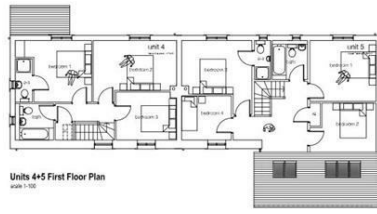
Units 4+5 North West Elevation
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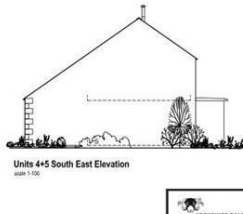
Units 4+5 North East Elevation
scale 1:100



Units 4+5 Ground Floor Plan
scale 1:100



Units 4+5 First Floor Plan
scale 1:100



Units 4+5 South East Elevation
scale 1:100

REVISIONS TO DRAWING

1. Issue for client review and approval of drawings.

2. Issue for client review and approval of drawings.

3. Issue for client review and approval of drawings.

4. Issue for client review and approval of drawings.

5. Issue for client review and approval of drawings.

6. Issue for client review and approval of drawings.

7. Issue for client review and approval of drawings.

8. Issue for client review and approval of drawings.

9. Issue for client review and approval of drawings.

10. Issue for client review and approval of drawings.

<p>DATE: 31 Oct 2019</p> <p>REVISIONS TO DRAWING</p>	<p>1:100</p>	<p>AS PROPOSED SITE LAYOUT, SITE SECTIONS, FLOOR PLANS AND ELEVATIONS</p> <p>RESIDENTIAL DEVELOPMENT</p> <p>CHAPEL HOUSE FARM, CROSSBY GARRETT</p>	<p>DATE: 31 Oct 2019</p>	<p>BY: [Signature]</p>
			<p>1:100</p>	<p>117-187-02 F</p>



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