



| Crosby Garrett | Kirkby Stephen | CA17 4PR

Guide Price £360,000



david britton
ESTATES

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 ****

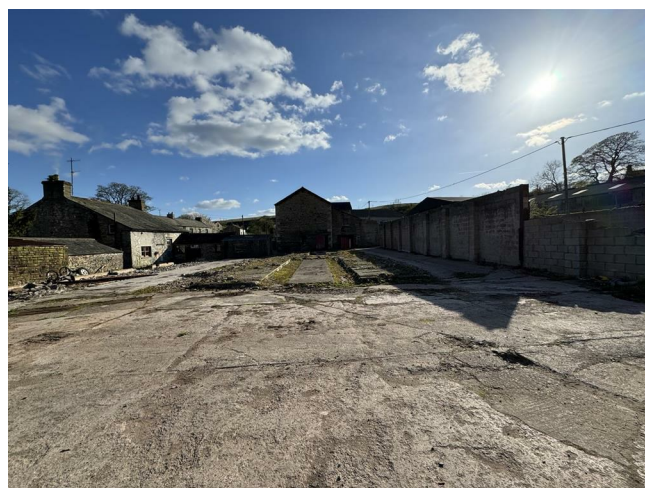
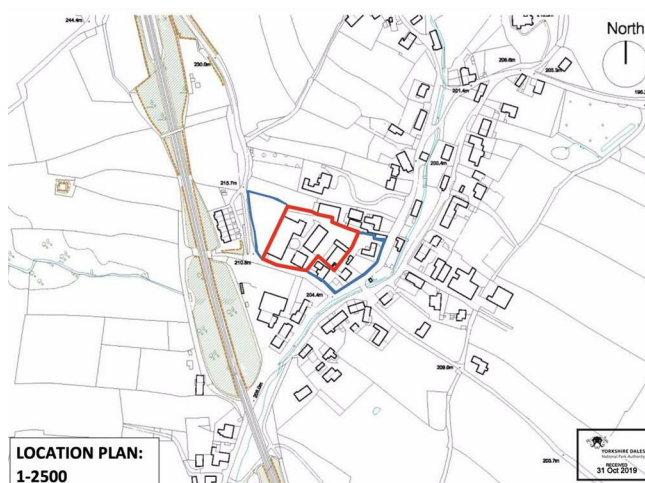
This is a great opportunity for those looking to build a small development of 5 homes in the village of Crosby Garrett, around 8 miles from the market town of Appleby with elevated open countryside views and an active village community.

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

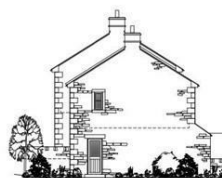




Floor plans



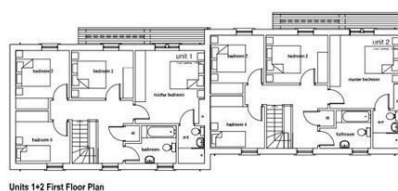
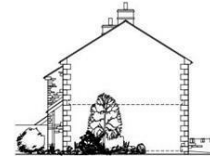
Units 1+2 South West Elevation
scale 1:100

Units 1+2 South East Elevation
scale 1:100

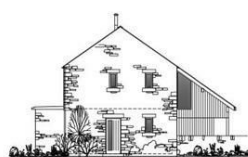
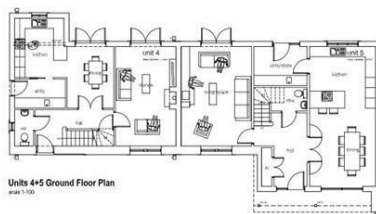
Units 1+2 North East Elevation



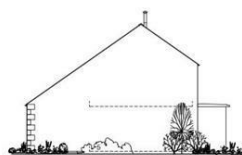
Units 1+2 Ground Floor Plan
scale 1:100

Units 1+2 First Floor Plan
scale 1:100

Units 1+2 North West Elevation

Units 4+5 South West Elevation
scale 1/500Units 4+5 North West Elevation
Scale: 1"=100'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

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<p>Notes</p> <p>1. Section 101 2. Section 102 3. Section 103 4. Section 104 5. Section 105 6. Section 106 7. Section 107 8. Section 108 9. Section 109 10. Section 110 11. Section 111 12. Section 112 13. Section 113 14. Section 114 15. Section 115 16. Section 116 17. Section 117 18. Section 118 19. Section 119 20. Section 120 21. Section 121 22. Section 122 23. Section 123 24. Section 124 25. Section 125 26. Section 126 27. Section 127 28. Section 128 29. Section 129 30. Section 130 31. Section 131 32. Section 132 33. Section 133 34. Section 134 35. Section 135 36. Section 136 37. Section 137 38. Section 138 39. Section 139 40. Section 140 41. Section 141 42. Section 142 43. Section 143 44. Section 144 45. Section 145 46. Section 146 47. Section 147 48. Section 148 49. Section 149 50. Section 150 51. Section 151 52. Section 152 53. Section 153 54. Section 154 55. Section 155 56. Section 156 57. Section 157 58. Section 158 59. Section 159 60. Section 160 61. Section 161 62. Section 162 63. Section 163 64. Section 164 65. Section 165 66. Section 166 67. Section 167 68. Section 168 69. Section 169 70. Section 170 71. Section 171 72. Section 172 73. Section 173 74. Section 174 75. Section 175 76. Section 176 77. Section 177 78. Section 178 79. Section 179 80. Section 180 81. Section 181 82. Section 182 83. Section 183 84. Section 184 85. Section 185 86. Section 186 87. Section 187 88. Section 188 89. Section 189 90. Section 190 91. Section 191 92. Section 192 93. Section 193 94. Section 194 95. Section 195 96. Section 196 97. Section 197 98. Section 198 99. Section 199 100. Section 200</p>	<p>AS PROPOSED: SITE LAYOUT, SITE SECTIONS, FLOOR PLANS AND ELEVATIONS</p> <p>REBIDDERIAL DEVELOPMENT</p> <p>CHAPL, HOUSE PARK, CROSSBAY GARRETT</p>	<p>117-1872-F</p>
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