



| Crosby Garrett | Kirkby Stephen | CA17 4PR

Guide Price £275,000



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 with planning permission 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.

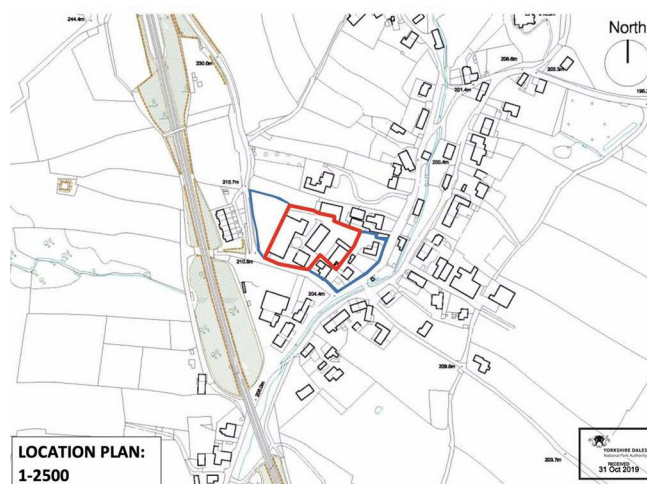
The Yorkshire Dales National Park Planning Authority have granted planning permission for 5 Local Occupancy dwellings. Four of these are 4 bedroomed properties with one being a 3 Bedroom dwelling. The properties are to be roofed in natural blue/grey slate, with the walls to be finished in local natural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

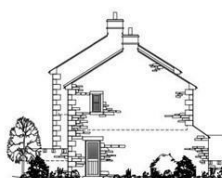
**** Viewing Strictly by appointment only ****

Directions





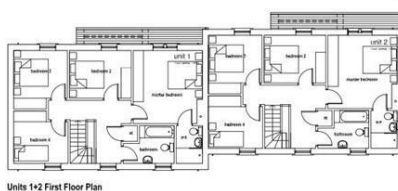
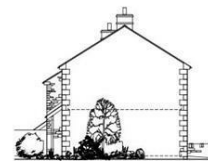
Floor plans

Units 1+2 South West Elevation
scale: 5:1000Units 1+2 South East Elevation
scale: 1/100

Units 1+2 North East Elevation



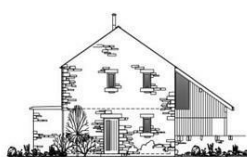
Units 1+2 Ground Floor Plan

Units 1+2 First Floor Plan
units 1, 200

Units 1+2 North West Elevation



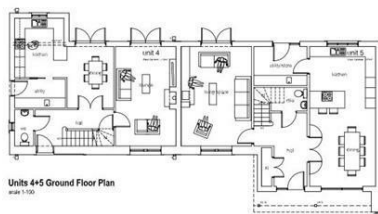
Units 4+5 South West Elevation



Units 4+5 North West Elevation



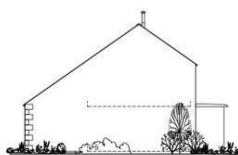
Units 4+5 North East Elevation



Units 4+5 Ground Floor Plan



Units 4+5 First Floor Plan



Units 4+5 South East Elevation

Notes: *Staphylococcus aureus* is a gram-positive, spherical (cocci) bacterium that is commonly found on the skin and in the nose. It is a leading cause of skin infections, such as abscesses, boils, and impetigo. It can also cause more serious infections, such as pneumonia and sepsis.

Use of antibiotics: Antibiotics are used to treat bacterial infections. They work by either killing the bacteria or stopping them from growing. Antibiotics are only effective against bacterial infections and do not work for viral infections.

Side effects: Some people may experience side effects from antibiotics, such as nausea, diarrhea, and allergic reactions. It is important to take antibiotics exactly as prescribed and to complete the full course of treatment.

Prevention: Good hygiene practices, such as washing hands regularly, can help prevent the spread of bacteria. Avoiding contact with infected individuals and surfaces can also reduce the risk of infection.

Limitations: Antibiotics are not effective against viral infections. Overuse of antibiotics can lead to antibiotic resistance, where bacteria become resistant to the effects of the drugs.

Disclaimer: This information is for informational purposes only and should not be used as a substitute for professional medical advice. Always consult a healthcare provider for diagnosis and treatment.

Page: 1000

Source: <https://www.cdc.gov/diseases/about/diseases/staphylococcus-aureus/>

Site Name: <https://www.cdc.gov/diseases/about/diseases/staphylococcus-aureus/>

[illegible]

Unit 3 Mason Court Gillan Way, Penrith 40 Business Park
Penrith
Cumbria
CA11 9GR
01768881111
Sales@brittonestates.co.uk
www.brittonestates.co.uk