



*Linton Camp*

SKIPTON, NORTH YORKSHIRE

**Carter Jonas**

**LINTON CAMP  
LINTON  
SKIPTON  
NORTH YORKSHIRE  
BD23 5HQ**

**Unique leisure development  
site within the Yorkshire  
Dales National Park.**

- The site is located ½ a mile from the picturesque village of Linton and 1¼ miles from Grassington.
- The largest leisure development project in the Yorkshire Dales National Park over the last couple of years.
- Full planning permission granted in June 2022, by Yorkshire Dales National Park Authority, ref: C/50/46L.
- Planning permission for a 46-bedroom hotel including 34 en-suite rooms with balconies and 6 self-contained hotel suites (2-bedrooms). In addition, a spa, gym, bars, restaurants, 9 self-contained holiday lodges and an internal 72-space car park.
- Set in 18.56 acres with panoramic views over the surrounding countryside.
- A data room is available to bona fide purchasers including the planning permission, architects drawings, the feasibility study and proposed floorplans, etc.



**LOCATION**

The village of Linton (½ a mile) is located on the river Wharfe with Linton Falls, a church and The Fountaine Inn public house which is known for good food within the area. The larger village of Grassington is 1¼ miles away with the Yorkshire Dales National Park visitor centre, Grassington CofE primary school, medical centre and cricket club.

The town of Skipton (8½ miles) with its castle offers a full range of amenities and facilities including supermarkets, hospital, sports centre, secondary schools, restaurants, shopping facilities, theatre, cinema and railway station with Leeds service. Schooling includes the Skipton Girls' High School, Northern Star Academies Trust and Ermysted's Grammar School.

The Yorkshire Dales National Park was designated as a dark sky reserve in 2020. From magnificent geological landmarks such as Malham cove with its limestone pavement and Aysgarth Falls to historical attractions such as Bolton Abbey and Bolton Castle, the Yorkshire Dales National Park is rich with tourist attractions. The enhanced public access of the National Park attracts walkers, cyclists, horse riders and outdoor pursuits such as caving all year round.

The popular spa town of Harrogate is situated approximately 24 miles to the east. With the A59m trans-Pennine route situated approximately 8 miles to the south of the property, thereby providing good access to the service centres of the north of England. Leeds Bradford International Airport is situated approximately 50 minutes to the south-east.

## PROPERTY

The Linton project is to develop a luxury hotel and resort within the Yorkshire Dales National Park on a site of 18.56 acres.

The proposed development offers planning permission for the redevelopment of Linton Camp to form a tourist facility including a hotel with 34 en-suite rooms with balconies and 6 self-contained hotel suites comprising of sitting room/kitchen, two bedrooms (both en-suite) and outside seating area. In addition, a spa with indoor and outdoor swimming pools, a gym, bars and restaurants.

There is further planning for 9 self-contained holiday lodges (six 2-beds and three 3-beds) plus an internal 72-space car park within the hotel complex.

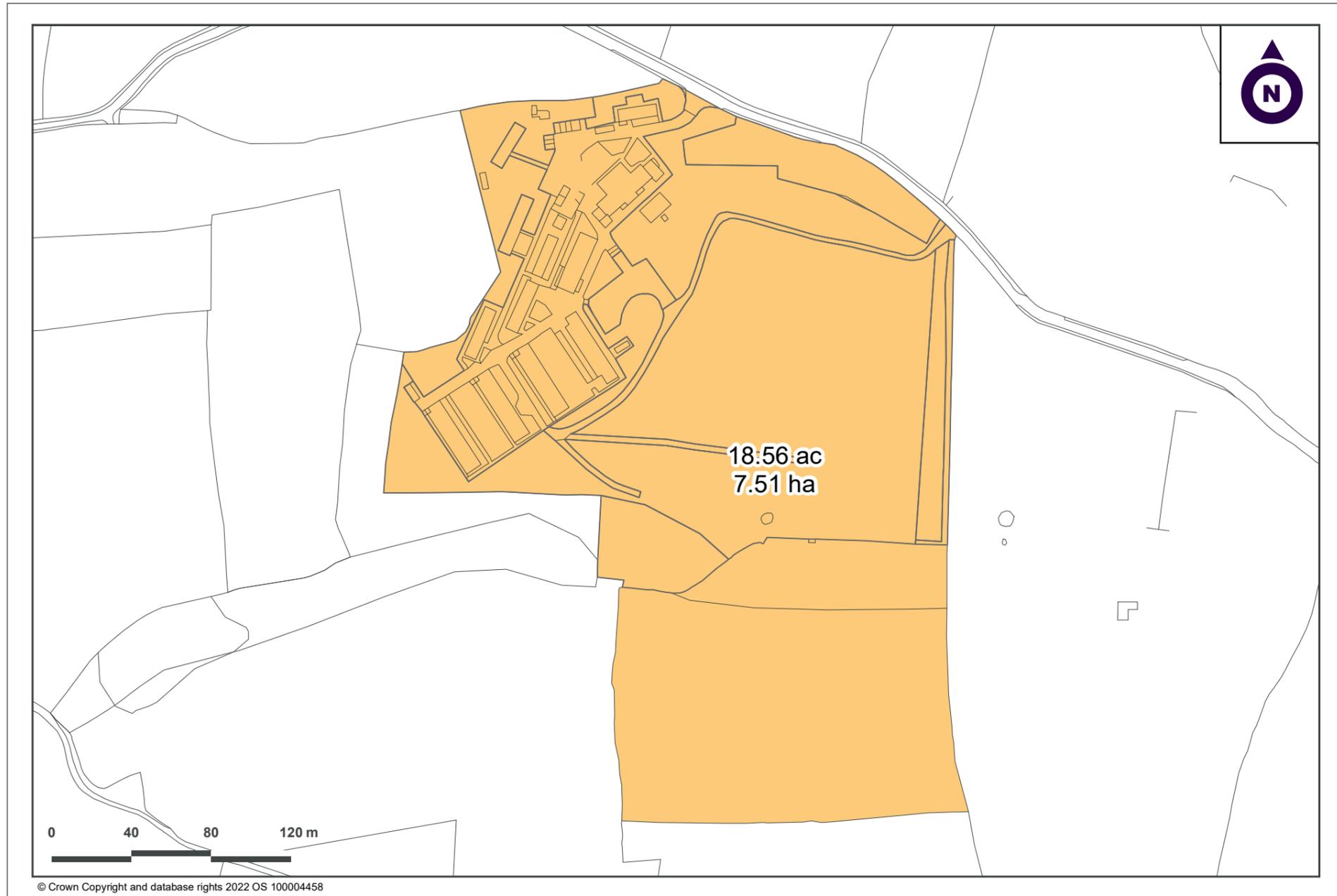
The hotel will be positioned to attract the UK leisure market for short-breaks, focused on fine dining, outdoor pursuits and relaxation all year round, predominantly for the adult market, providing high levels of personal service to guests.

Planning permission was granted by the Yorkshire Dales National Park Authority in 2020 (ref: C/50/46L) for the limited green scheme on the site of the derelict Linton School which was used in World War II as a camp for evacuees.

The hotel and leisure complex will form the largest scale leisure development that the Yorkshire Dales has seen over the last couple of years. The Linton project will provide

a hotel, spa, gym and self-catering accommodation and has won a prestigious design award (Future building or project award in the Scottish Design Awards) due to its innovative green scheme which will provide a high quality development.





#### METHOD OF SALE

The property is offered for sale by private treaty.

#### TENURE & POSSESSION

The freehold interest is being offered with vacant possession on completion.

#### VIEWINGS

Strictly by appointment with agents  
Carter Jonas.

#### DIRECTIONS

From the centre of the village of Linton, take Lauradale Lane (B6265) heading north for ¼ of a mile. Turn right at the crossroads onto the B6160 and follow the road for ¼ of a mile and the entrance to the property can be found on the right hand side.



/// polished.skirting.insist





## LEISURE

01823 428 590 | [leisure@carterjonas.co.uk](mailto:leisure@carterjonas.co.uk)  
07968 216 596 | [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)  
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## HARROGATE

07768 658217 | [sam.johnson@carterjonas.co.uk](mailto:sam.johnson@carterjonas.co.uk)  
Regent House, 13-15 Albert St, Harrogate HG1 1JX

## LONDON

020 7493 0676 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
18 Davies St, London W1K 3DS

[carterjonas.co.uk](https://carterjonas.co.uk)

Offices throughout the UK

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



[carterjonas.co.uk](https://carterjonas.co.uk)

Offices throughout the UK

**Carter Jonas**

Simply better property advice