



## Residential Development Site Low Bentham Carnforth LA2 7BT

An exceptional residential development opportunity comprising 0.485 Hectares (1.20 Acres) of land with outline planning permission for the construction of 18 dwellings (including 5 affordable), together with an existing traditional stone built 3 bedroom house.

Attractive setting on the edge of Low Bentham conveniently located for access to the larger local centres and the M6 motorway.

**GUIDE PRICE – OFFERS OVER £1 million**

# Residential Development Site Low Bentham Carnforth LA2 7BT

• Ingleton 4 miles • Kirkby Lonsdale 8 miles • Settle 12 miles • Lancaster (M6) 14 miles • Kendal 21 miles •

## Location

The site is located between the village of Low Bentham and the neighbouring market town of Bentham on the edge of the picturesque Yorkshire Dales National Park and Forest of Bowland. Bentham and Low Bentham combined provide a useful range of services including shops, a primary school, two churches, pubs and eateries. The auction mart in Bentham hosts a number of annual community events as well as regular livestock sales and there is an 18 hole golf course with driving range on the northern edge of the town. The railway station is on the Leeds to Morecambe line with good access by road to the local centres and junction 34 of the M6 motorway.

## Development Site & Planning

A predominantly greenfield site extending to approximately 0.485 hectares (1.20 acres) benefitting from outline planning permission for the construction of 18 new build dwellings, five of which are to be affordable homes.

An outline planning application prepared and submitted by the planning and development team at David Hill LLP was approved by Craven District Council on 02 September 2022. Application No.: 2021/23212/OUT. The approval is for 18 dwellings with all matters reserved with the exception of access.

An example site layout, prepared by Carleton based architect John Wharton, provides an indication of house type and size together with positioning of the affordable units throughout the site. Although not forming part of the approved documents, we believe the illustrative site layout plan will meet the requirements for conditions 19, 20 and 21 of the decision notice.

Condition No. 18 requires on site provision for open space. If open space cannot be provided within the site, an off site contribution in the sum of £63,828 will be required by the local authority.

## Information

Electronic copies of the approved planning documents together with relevant supporting documents can be sent via wetransfer, on request.



## Wenning View

To be retained in addition to the approved 18 new build dwellings is an existing traditional stone built detached house standing in an elevated position within the site, set back from the main road. The house would now benefit from refurbishment throughout, having accommodation briefly comprising;

### Ground Floor

Entrance porch, hall, living room, dining room, kitchen, pantry/store, conservatory

### First Floor

Landing, bathroom, three bedrooms

Approximate gross internal floor area (excluding conservatory) 123 m<sup>2</sup> (1,324 ft<sup>2</sup>)

## Expressions of Interest and Offers

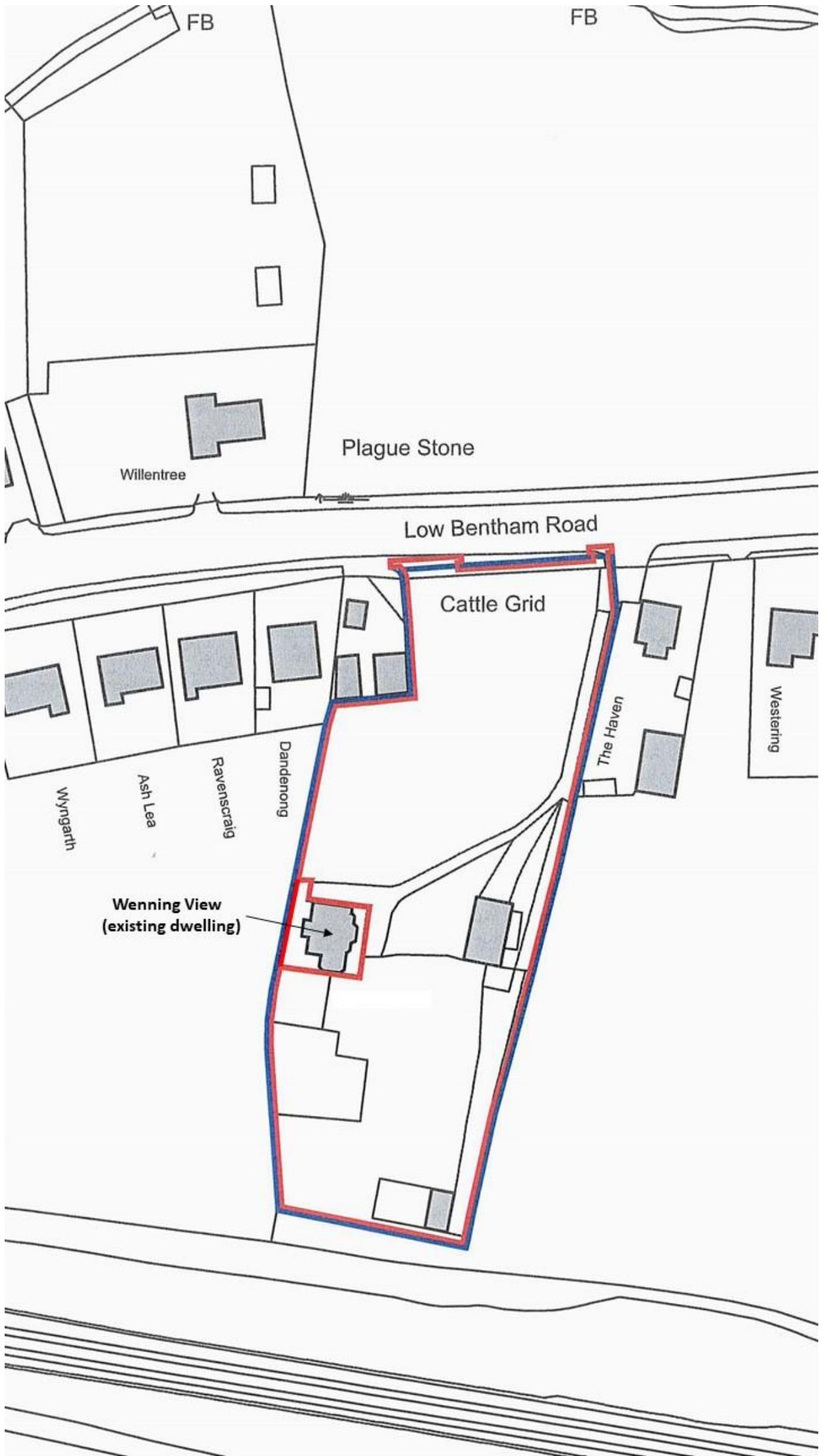
The site is offered for sale as a whole by Private Treaty. The vendor's preference is for unconditional offers, although offers conditional upon reserved matters approval will be considered.

Offers must contain the following information as a minimum.

- Offer price
- Full details of the purchaser and their solicitor
- Proposed timescales for exchange of contracts and completion
- Details of any conditions to which the offer is subject
- Proof of funding

Offers are to be submitted to the office of David Hill, The New Ship, Mill Bridge, Skipton, BD23 1NJ.







### Services

The existing house is connected to mains drainage, mains water and mains electricity.

### Energy Rating

Existing house F 26

### Tenure

Freehold

### Viewing

The site can be viewed during daylight hours without the need for an appointment. We request you take a set of

sales particulars with you. The existing house can be viewed by appointment through the selling agent.

### Directions

From Settle head north on the A65 to Clapham and turn left onto the B6480 signed to Bentham and continue for about 4.5 miles. Continue through Bentham on the B6480 to Low Bentham, where the property can be found on the left, just before entering Low Bentham. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

[info@david-hill.co.uk](mailto:info@david-hill.co.uk)

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

