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DAVID HILL



## **Residential Development Site Long Preston BD23 4PH**

An exciting residential development opportunity comprising land with full planning permission for the construction of ten new build dwellings providing a combination of affordable, local occupancy and open market housing.

Convenient setting within the rural village of Long Preston just 4 miles south of the popular market town of Settle.

**Guide Price £575,000**

# Residential Development Site Long Preston BD23 4PH

• Settle 4 miles • Skipton 12 miles • Clitheroe 16 miles • Kirkby Lonsdale 20 miles • Lancaster 30 miles •

## Location

The site enjoys a convenient position in the rural village of Long Preston within the Yorkshire Dales National Park. The village provides services which include a primary school, village store & Post Office and pub. The A65 passes through the village and there is a railway station on the Morecombe – Leeds line. The busy market town of Settle is just 4 miles to the north providing a more comprehensive range of services including shops, schools, eateries and a Booth's supermarket.

## Description

This green field site comprises a relatively level enclosure bounded by traditional dry-stone walls. The site has frontage onto A65 (Main Street) and backs onto farm land and open countryside.

## Planning

The Yorkshire Dales National Park have granted full planning permission for a collaborative scheme prepared by Carleton based architect John Wharton and the planning and development team at David Hill LLP. The approved housing scheme will provide 10 dwellings including 6 no. open market houses and 4 no. affordable houses/flats, and the creation of a new access.

Application no: C/52/57C Decision date: 17 May 2024

Electronic copies of the approved planning documents are available from the selling agents on request with the approved scheme providing the following.

### UNIT 1A (affordable rent – flat)

Ground floor – living/kitchen, bedroom, bathroom

Gross internal floor area 77m<sup>2</sup> (829 sqft)

### UNIT 1B (affordable rent – flat)

First floor – living/kitchen, bedroom, bathroom

Gross internal floor area 77m<sup>2</sup> (829 sqft)

### UNIT 2,3 (30% discount from market value – mid terrace)

Ground Floor – Dining/kitchen, living room, w.c.

First floor – Two bedrooms, bathroom

Gross internal floor area 70m<sup>2</sup> (753 sqft)

### UNIT 4 (open market – end terrace)

Ground Floor – Dining/kitchen, living room, w.c.

First floor – Three bedrooms, bathroom

Gross internal floor area 85m<sup>2</sup> (915 sqft)

### UNIT 5 (open market – detached)

Ground floor– Hall, living room, kitchen/dining, study, utility, w.c.

First floor– Bedroom 1 (en suite), bathroom, bedroom 2 (en suite), two further bedrooms

Gross internal floor area 114m<sup>2</sup> (1227 sqft)

### UNIT 6 (open market – detached)

Ground floor– Hall, living room, kitchen/dining, study, utility, w.c.

First floor– Bedroom 1 (en suite), bathroom, bedroom 2 (en suite), two further bedrooms

External – Detached garage

Gross internal floor area 164m<sup>2</sup> (1765 sqft)

### UNIT 7 (open market – end terrace)

Ground Floor – Dining/kitchen, living room, w.c.

First floor – Three bedrooms, bathroom

Gross internal floor area 85m<sup>2</sup> (915 sqft)

### UNIT 8 (open market Principal home occupancy – mid terrace)

Ground Floor – Dining/kitchen, living room, w.c.

First floor – Three bedrooms, bathroom

Gross internal floor area 85m<sup>2</sup> (915 sqft)

### UNIT 9 (open market – semi-detached)

Ground floor– Hall, living room, kitchen/dining, study, utility, w.c.

First floor– Bedroom 1 (en suite), bathroom, bedroom 2 (en suite), two further bedrooms

External – Detached garage

Gross internal floor area 164m<sup>2</sup> (1765 sqft)



# General Notes

## Tenure

Freehold. Vacant possession on completion.

## Restrictions

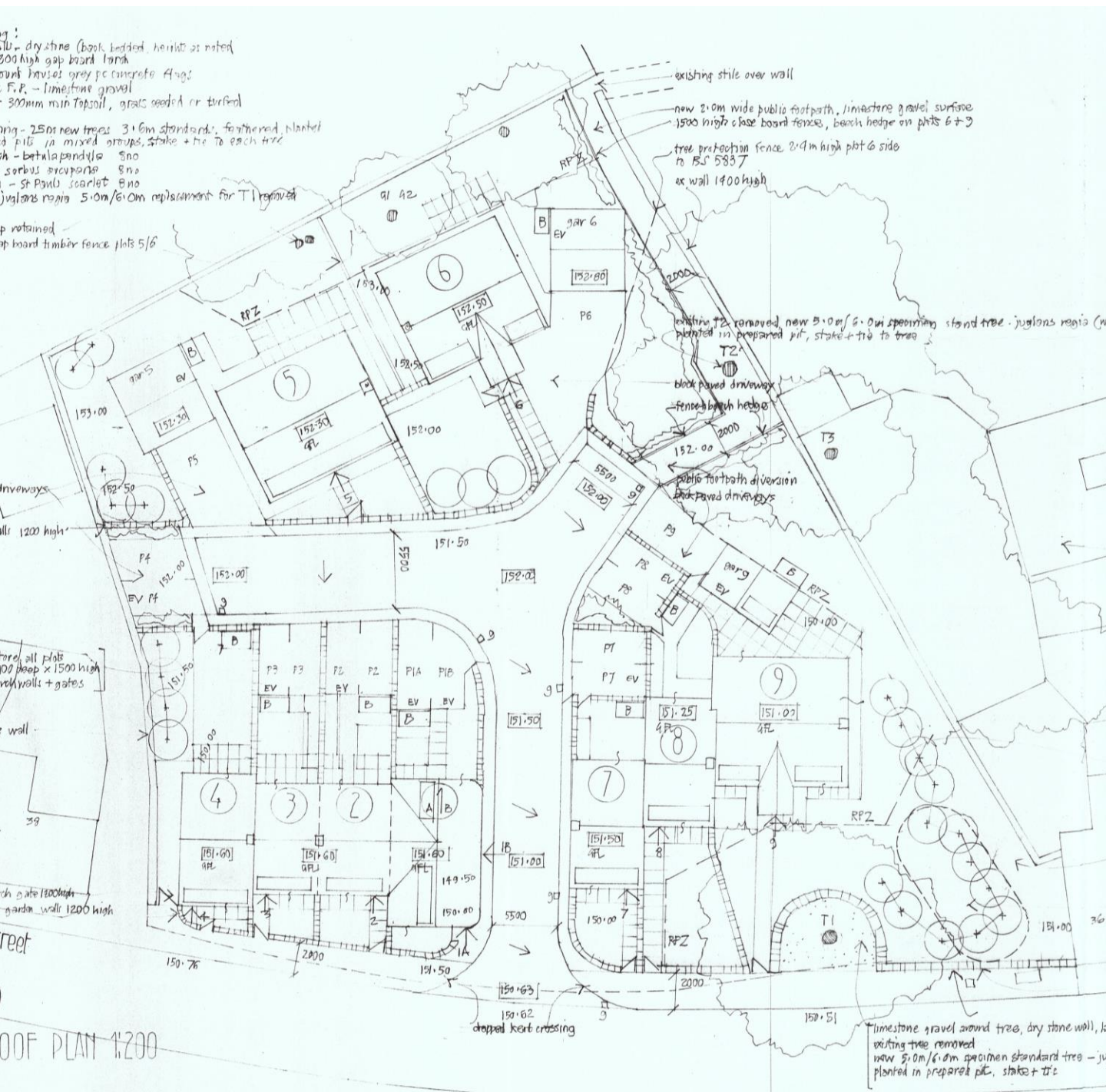
The number of residential units constructed/converted within the land being sold will be restricted to six no. open market houses, four no. affordable houses/flats under planning permission C/52/57C and associated plans.

## Directions

From Settle town centre head south on the B6480 continuing out of the town to the roundabout with the A65 and take the first exit signed Skipton. Continue south on the A65 for 2.7 miles where upon entering Long Preston the site can be found on the left. A david Hill for sale sign has been erected.

## Services

There are no services to the site. Prospective purchasers are responsible for making their own enquiries.





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

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