



High Pole Barn Development Sutton in Craven BD20 7BE

An exciting development opportunity comprising a commercial yard, buildings and land having full planning permission to create a holiday park with fourteen chalets and a managers house to be converted from an existing garage building. The property stands in a total of 7.1 acres including woodland and a stream.

Elevated rural position with stunning views over the Aire Valley towards the Yorkshire Dales just 7.5 miles south of the popular market town of Skipton.

Guide Price for the Whole £500,000

High Pole Barn Development Sutton in Craven BD20 7BE

• Skipton 7.5 miles • Colne (M65) 8.5 miles • Keighley 4 miles • Harrogate 27 miles • Leeds 23 miles •

Location

The yard enjoys an elevated rural position to the south of the villages of Sutton in Craven. Cross Hills and Glusburn offering a useful range of services including a post office and village shop, a number of pubs and eateries, independent shops and a Co-op supermarket. The popular market town of Skipton lies just 7.5 miles to the north providing a wider range of facilities including a leisure centre with swimming pool. The railway station at Steeton is about 2 miles to the east with regular services to Skipton, Bradford and Leeds.

Description

This versatile commercial yard and range of buildings comes with land extending to approximately 6.7 acres of which 0.53 acres is woodland, including a stream. The site is accessed via a new entrance from Pole Road leading round to the low side of the buildings where the surrounding land has been levelled and graded creating a starting point for the next phase of the redevelopment.

The two substantial buildings provide excellent secure storage/workshop space from which to continue commercial operations if required;

Building 1 (105' x 45') steel portal frame with corrugated sheet and concrete block walls. Concrete floor incorporating inspection pit and additional mezzanine storage.

Building 2 (75' x 30') steel portal frame with concrete block walls and store facing to part

Planning

More recently, North Yorkshire Council have granted full planning permission for the redevelopment of the commercial buildings, yard and residential garage to form a holiday park with managers accommodation and fourteen chalet pitches. Decision No ZA23/25569/FUL approved on 14 March 2024.

A copy of the decision notice and approved plans are available in electronic form on request from the agents. Alternatively, full details can be found on the North Yorkshire Council planning portal.

As part of the approved planning permission the detached garage/workshop will be converted to create managers accommodation to serve the approved holiday chalet park. If the house and chalet park development are sold separately, the garage will be included with the chalet park development.

Additional Dwelling

Adjacent to the yard, buildings and land and available for sale separately is an attractive semi detached four bedroom barn conversion with self contained annexe, private parking and gardens.

Full details of the house are available on request from David Hill LLP.





Tenure

Freehold. Vacant possession on completion.

Services

Mains electricity is connected to the large building. A new bore hole will be required to serve water to the existing commercial buildings, the approved chalet park or any other proposed change of use of the site.

Viewing

Strictly by appointment through the selling agents.

Directions

From Sutton in Craven continue south on Holme Lane past the park onto High Street turning right onto West Lane immediately before Ellers Road. Continue on West Lane for 2.25 km to the cross roads and turn left onto Pole Road. Follow Pole Road for about 1.5 km where High Pole Farm can be found on the left. David Hill For Sale signs have been erected.



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

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.

