



Chapel Farm Development | 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 homes
- Local Occupancy Dwellings
- Planning reference E/02/7A
- Village Location close to Appleby and Kirkby Stephen
- Yorkshire Dales National Park

Summary

**** Wonderful development site with planning permission in the heart of the Yorkshire Dales National Park ****

This is a great opportunity for those looking to build a small development of 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 ****



Floor plans



COUNCIL TAX BAND - Exempt

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.



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