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DAVID HILL



## The Granary Peel Park Hellifield Skipton BD23 4LD

A fabulous range of grade II listed traditional buildings and former walled kitchen garden having full planning and listed building consent for conversion to form three dwellings. Alternatively, the building would create an impressive single residence, subject to planning amendments.

Wonderful parkland setting with a fabulous rural outlook conveniently located on the edge of Hellifield between the market towns of Settle and Skipton.

Guide Price £375,000

# The Granary Peel Park Hellifield Skipton BD23 4LD

• Steeton 2.5 miles • Silsden 3 miles • Skipton 5 miles • Keighley 5.4 miles • Colne 10 miles • Bradford 13 miles •

## Location

'Peel Park' is situated on the southerly edge of Hellifield, a thriving, well connected village having a Post Office, Village Store, Church, Social Club, pub and Primary School. The larger nearby market towns of Settle and Skipton provide a broader range of services including supermarkets, shops, eateries and schooling. For its size, Hellifield is relatively well connected having a railway station with regular services to Skipton, Leeds, Morecambe and Carlisle. Access to the wider road network is good with the A65 and A682 passing through Hellifield connecting to the larger local business centres of both West Yorkshire and east Lancashire.

## Description

'Peel Park' comprises a small exclusive group of select residences/buildings the focal point of which is 'Hellifield Peel Castle' featured in the Channel 4 television series 'Grand Designs'. This unique group of buildings enjoy a secluded rural position in a most attractive parkland setting being approached from Gisburn Road via a shared private drive.

'The Granary' comprises an interesting and substantial range of traditional buildings beyond which is the former walled kitchen garden and extended grounds together with a small paddock to the west. This range of buildings offers fantastic scope to create up to three separate dwellings or alternatively one spacious single residence, subject to planning.

## Planning

As part of Planning Application 42/2002/2575 approved by Craven District Council on 04 June 2003 Full Planning Permission for the conversion of The Granary buildings to form three separate dwellings was approved.

Following discharge of pre-conditions, the installation of the foul drainage package treatment plant and the construction of passing places, Craven District Council confirmed by letter dated 24 April 2008 that development had commenced and the above planning permission was therefore extant.

Following the recent grade II listing of The Granary buildings, Listed Building Consent was subsequently applied for and approved on the 24 February 2023 by Craven District Council under Application 2022/24235/LBC.

The approved scheme provides for the conversion of the existing building to form three dwellings with accommodation briefly comprising the following;

### Plot 1

A single storey end unit comprising entrance, utility, breakfast kitchen, living/dining room, two bedrooms and a bathroom.

### Plot 2

A single storey middle unit comprising entrance, living/dining room, kitchen, two bedrooms, store, bathroom.

### Plot 3

An end unit with accommodation on two floors briefly comprising; Ground Floor: entrance, bedroom or snug, kitchen, dining, living, utility/bootroom, w.c, store. First Floor: Landing, two bedrooms (en-suite).

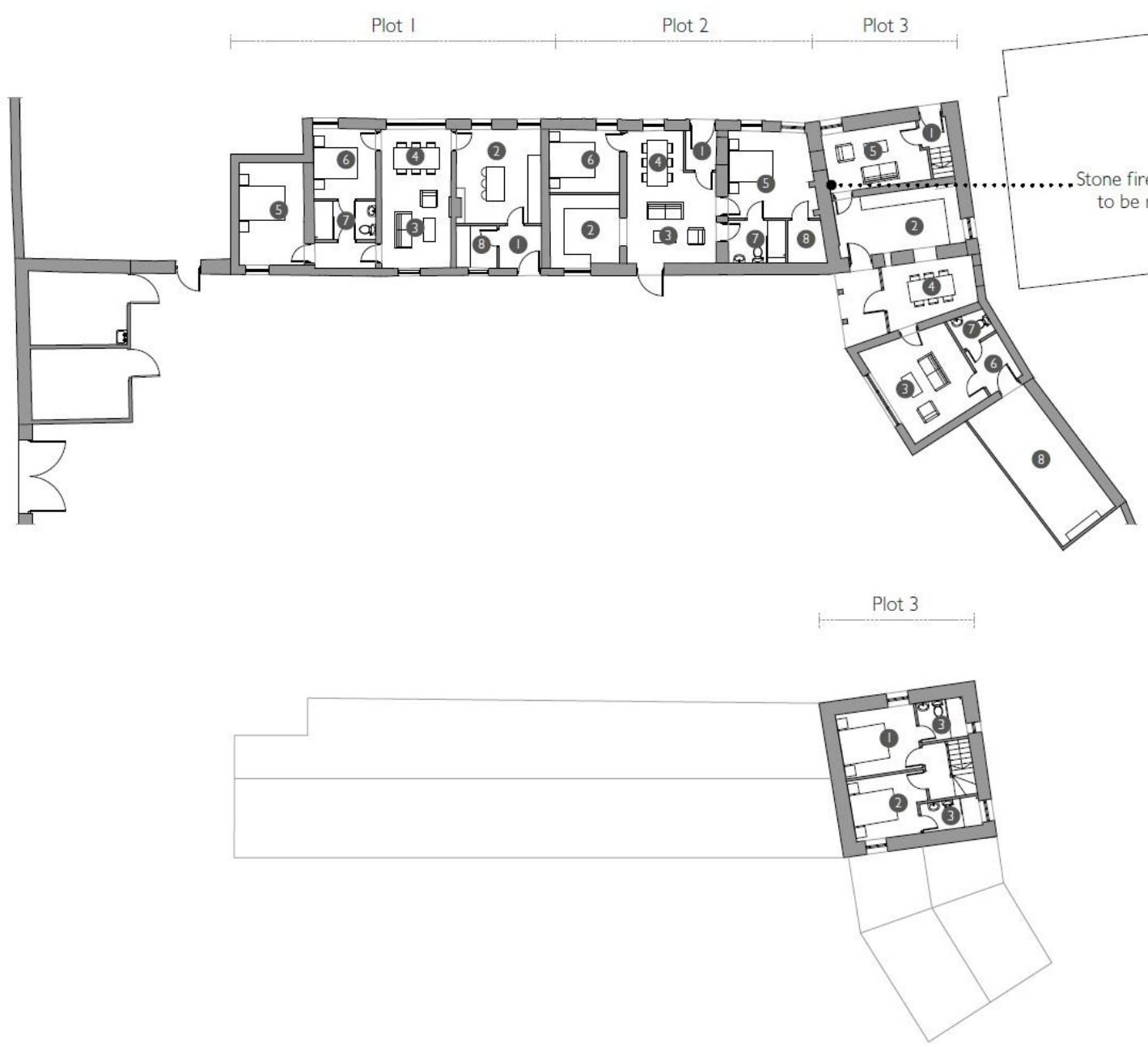
Approximate Total Gross Internal Floor Area 210 sqm

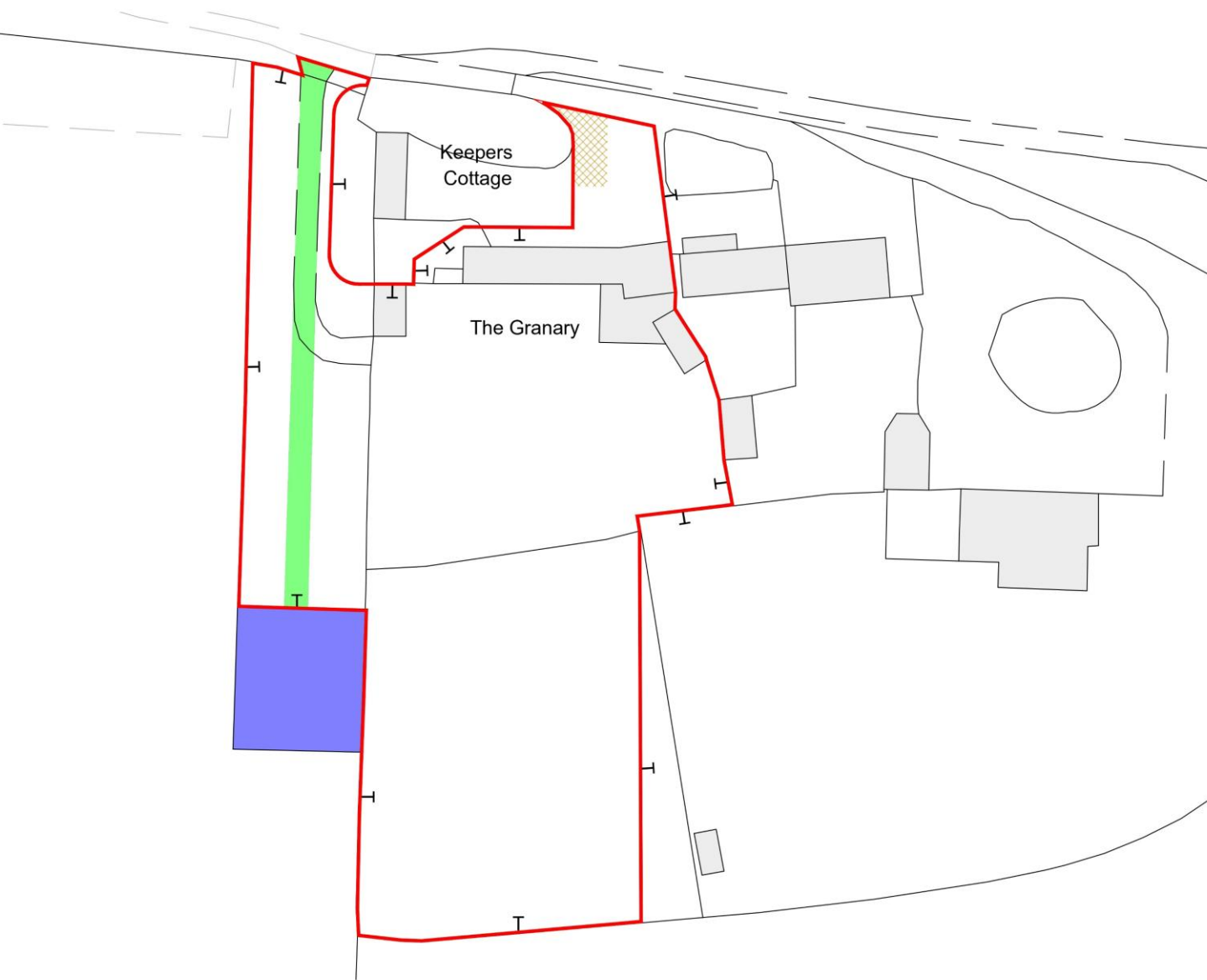
## Additional Property

Adjacent to 'The Granary' is an attractive detached three-bedroom house known as 'Keepers Cottage' which is also currently available for sale through David Hill LLP. "Keepers Cottage" which stands in a good plot incorporating private parking and gardens, has planning permission and Listed Building Consent to add a single storey extension.

'The Granary' and 'Keepers Cottage' together will be of particular interest to extended families and friends who although wanting to be close to one another can still maintain a degree of separation and independence.







### Services

The Granary will have rights to connect into the private drainage system and bore hole water supply. A new electricity supply is required.

*NOTE: A Management Company within which The Granary has a share, retains ownership of and is responsible for the operation, maintenance and repair of the private drainage system, borehole water supply and pump house (including shared pipes and cables) and shared sections of the access drive. The service charge is agreed between the five properties at Peel Park on an annual basis.*

### Tenure

Freehold. Vacant possession on completion.

### Retained Land & Access

Full rights will be reserved over the route coloured green to enable access of the retained land coloured blue.

### Directions

From Skipton head north west on the A65 for about 8 miles passing through the villages of Gargrave and Coniston Cold before reaching Hellifield. On entering the village continue past the church before bearing left onto Gisburn Road signed to Nelson/ Gisburn/Nappa. Follow the road for about 400 metres continuing straight ahead on the sharp right hand bend onto Peel Green (private road). Continue on Peel Green for a further 800 metres where the properties can be found on the right. A 'for sale' sign has been erected.

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

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