



**Land and Buildings off Old Road
Thornton in Craven**

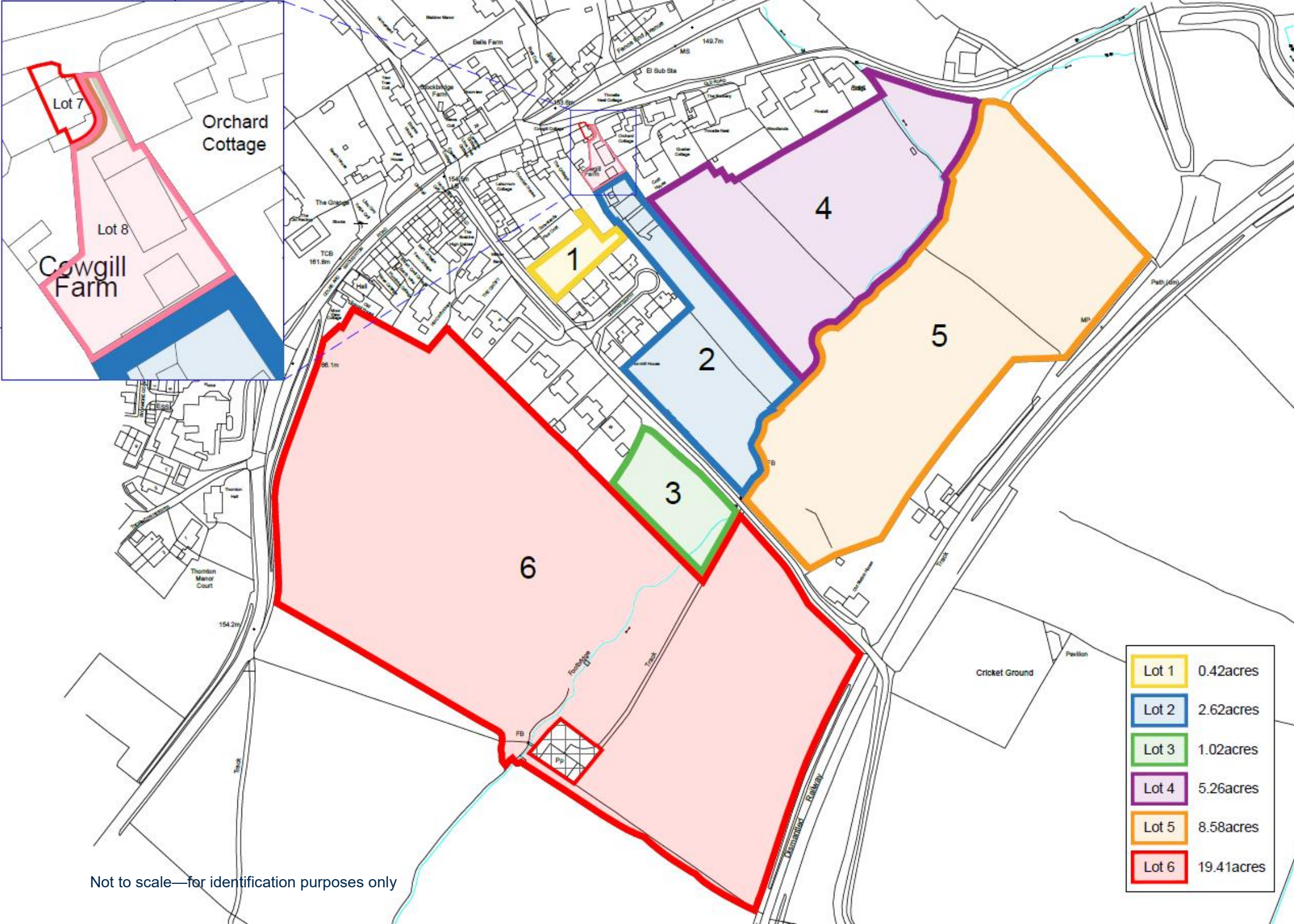


Land and Buildings at Thornton in Craven Old Road, Thornton in Craven

Skipton, North Yorkshire BD23 3TB

Land and buildings available in lots or as a whole

- A golden opportunity to purchase land and buildings in the popular village of Thornton in Craven on the edge of the Yorkshire Dales close to the Yorkshire Dales National Park.
- A variety of lots are available encompassing a combination of land and buildings.
- A total of 37.31 acres (15.09 hectares) of meadow and pasture land.
- Development potential subject to the appropriate planning consents.
- Close to the A56 and the market towns of Skipton, Settle and Clitheroe.
- Will be of interest to existing landowners as well as those looking for development opportunities.
- **Guide Price for the whole: £1,145,000**



Lot 1	0.42acres
Lot 2	2.62acres
Lot 3	1.02acres
Lot 4	5.26acres
Lot 5	8.58acres
Lot 6	19.41acres

Not to scale—for identification purposes only



DESCRIPTION

Located in the village of Thornton in Craven on the edge of the Yorkshire Dales National Park, this is an exciting opportunity to purchase buildings and land extending to approximately 37.31 acres (15.09 hectares) with potential for development subject to appropriate planning consents.

Lot One - (shown edged yellow on the plan) - Guide Price £200,000

Approximately 0.42 acres (0.17 ha) of development land to the north of Queens Garth with planning consent under reference 2021/23441/FUL to create two residential dwellings with access off Booth Bridge Lane Details including plans available on North Yorkshire Council website.

Lot Two (shown edged blue on the plan) - Guide Price £150,000

A variety of buildings including two former agricultural block work cattle buildings totalling approx. 315 sqm (3,394 sqft) and a smaller brick building totalling 10.18 sqm (110 sqft) within approximately 2.62 acres (1ha) of meadow land accessed off Booth Bridge Lane.

The land has potential for development subject to the appropriate consents.

Lot Three (shown edged green on the plan) - Guide Price £25,000

1.02 acres (0.41 ha) of meadow land accessed off Booth Bridge Lane.

Lot Four (shown edged purple on the plan) - Guide Price £75,000

5.26 acres (2.12 ha) of pasture land accessed off Old Road.

Lot Five (shown edged orange on the plan) - Guide Price £100,000

8.58 acres (3.47 ha) of meadow land accessed off Booth Bridge Lane.

Lot Six (shown edged red on the plan) - Guide Price £375,000

19.41 acres of land located just off the A56 with long term potential for development subject to the appropriate consents. Access is via Booth Bridge Lane. The land is subject to an overage clause of 50% of any uplift in value on the grant of planning permission for a period of 30 years from the date of sale.

Lot Seven Cowgill Cottage (shown edged red on the plan) - Guide Price £100,000

A two bedroom cottage in need of full refurbishment but with potential to create a characterful residential property.

Lot Eight (shown edged pink on the plan) - Guide Price £120,000

A steel framed block work building located in a small yard with access off Old Road with development potential subject to appropriate consent.



SERVICES

Some of the buildings have access to mains electricity. It is not known if there are any other services to the land and interested parties should make their own enquiries as part of their due diligence.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold with the benefit of all Easements, Wayleaves and Rights of Way whether mentioned in these particulars or not. There is a public footpath on the edge of Lot 6 as well as an access track over the land to facilitate access by Yorkshire Water to a pumping station. There is a septic tank located on Lot 4. Interested parties should familiarise themselves with their location and how they may affect their intended use of the land.

LOCAL PLANNING AUTHORITY

North Yorkshire Council
Belle Vue Square
Broughton Road
Skipton
BD23 1FJ

TENURE

The land and buildings are held freehold and vacant possession will be provided upon completion of the sale.

VIEWINGS

Viewings are strictly by appointment only. Please contact the WBW office to book an appointment to view the property although the land may be viewed at reasonable daylight hours on production of these particulars.

OFFERS AND ENQUIRIES

The lots are available for sale by private treaty and the Vendor reserves the right to conclude the sale by any means deemed appropriate. To make an offer or for further information please contact Lisa Bickerton on 01756 692900 or by email;

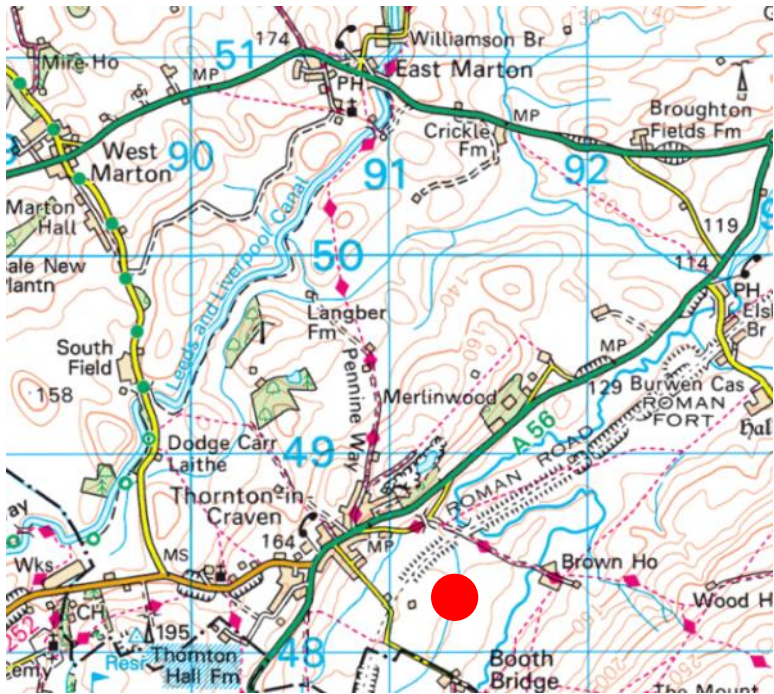
lisa.bickerton@wbwsurveyors.co.uk



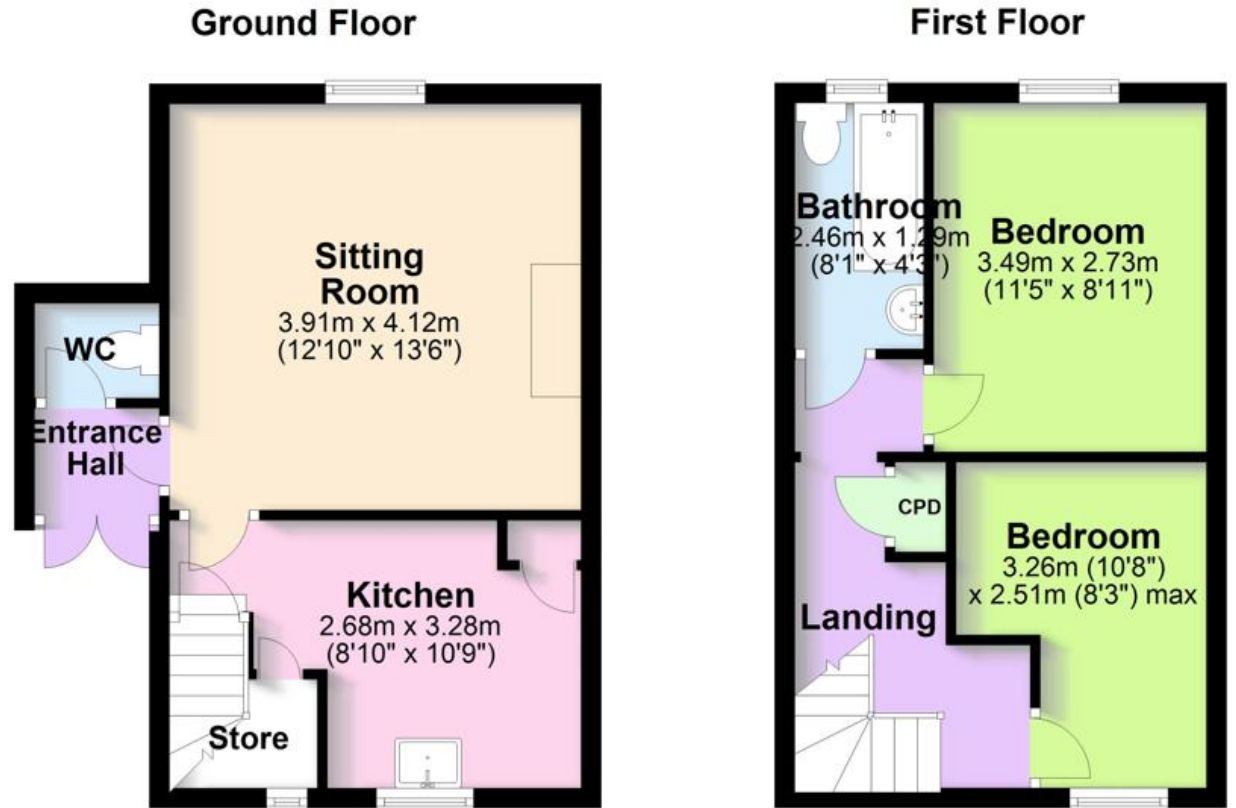
EPC - Lot 7—Cowgill Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F		
1-20	G	7 G	

Location Plan



Floor Plan - Lot 7—Cowgill Cottage



Not to scale—for identification purposes only



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Gargrave Road
Skipton
North Yorkshire
BD23 1UD
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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.