



**Land adjacent to Church Lane
East Marton**

Land adj to Church Lane, East Marton, Skipton BD23 3LR

Residential Development Opportunity

Guide Price: £225,000

DESCRIPTION

An opportunity to purchase a plot of land in a highly desirable location with permission in principle for residential development.

Extending to approximately 0.4 acres the permission in principle was granted by the Planning Inspectorate under Appeal Reference APP/U2750/W/25/3360044 for two residential dwellings on the site.

Whilst the appeal decision does not in turn approve any formal plans or access details, plans submitted with the appeal are available along with details of an Arboriculturist's Report showing how access could be created from Church Lane avoiding the trees which are subject to Tree Preservation Orders (TPO).

The land benefits from far reaching views and road links to the market towns of Skipton and Clitheroe as well as rail links to regional business centres and beyond.

PLANNING

Full details of the planning history and a copy of the Appeal Decision Notice are available on the WBW website or hard copies can be requested from our office. The site is located within an area of North Yorkshire Council (Craven).

TENURE

Vacant possession will be granted upon completion of the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to the benefit of all wayleaves, easements and rights of way both public and private whether mentioned in these particulars or not.

VIEWING

Interested parties are asked to register their interest with the selling agents prior to viewing the land. Viewing is entirely at your own risk during daylight hours once in receipt of a copy of these particulars.

WHAT3WORDS

///compacts.hopes.swims

PLANS & DETAILS

Please note that all plans and details are indicative and have not been assessed formally by the Planning Inspectorate.

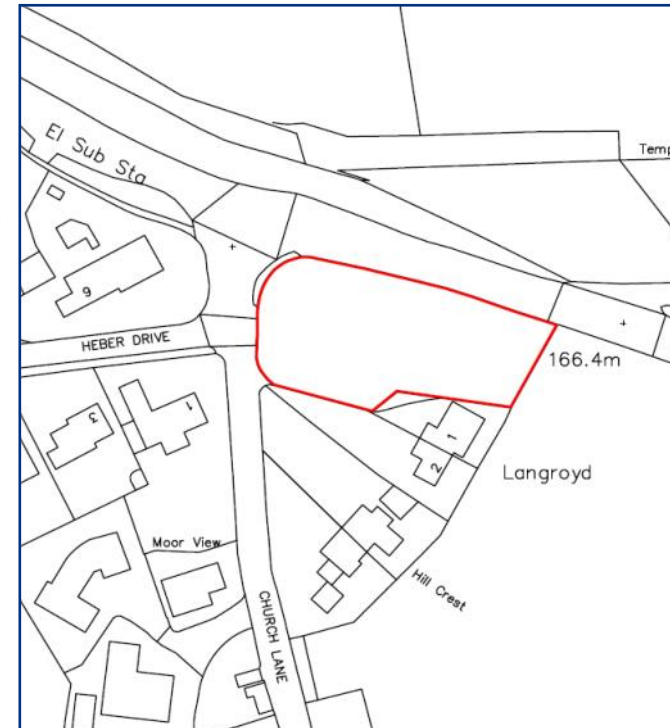
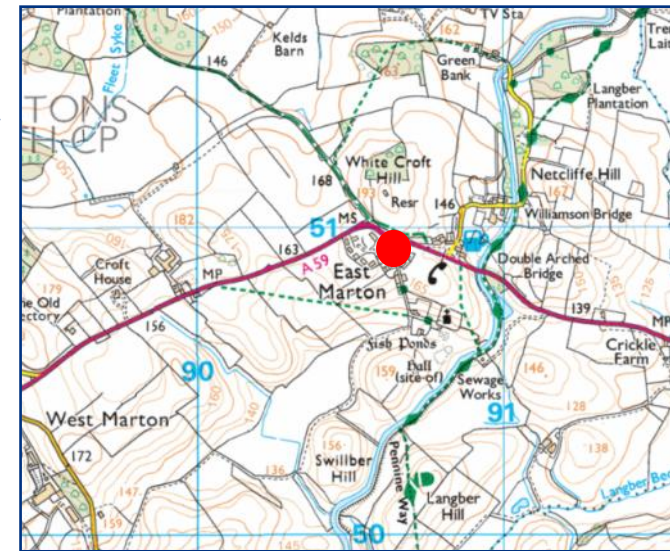
ENQUIRIES

To make an offer or to raise any queries, please speak to David Claxton or Owain Turvill on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk
Owain.turvill@wbwsurveyors.co.uk

OFFERS

Offers are invited for the land and the Vendor reserves the right to conclude the sale by any appropriate means and to request best & final offers at any stage in the marketing process.

Details Prepared: September 2025



These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. **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. **ANTI MONEY LAUNDERING:** We are required by the HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through Smartsearch and there is a fee of £25. + VAT per buyer. We also require details of your source of funds. We are unable to mark a property Sold Subject to Contract, until the checks have been completed satisfactorily.