

Former Office Building with Detailed Planning Permission for Conversion into 2 x 3 Bedroomed Cottages & Demolition of Storage Building for Erection of a Local Occupancy 2 Bedroomed Detached Bungalow



OLD MASONS YARD

Cross Haw Lane, Clapham, Lancaster, LA2 8EB

Price: Offers in Excess of £250,000

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

Being a wonderful development opportunity in the centre of the sought after Yorkshire Dales National Parks rural village of Clapham just off the A65 in-between Settle and Kirkby Lonsdale for the creation of 2 x 3 bedroomed cottages (*circa 1800sq² overall internal measurement*) and a local occupancy 2 bedroomed detached bungalow (*circa 750 sq² internal measurement*) all with designated parking and gardens.

Services: Mains water, electricity and drainage already existing on site but subject to any upgrading by the purchaser. Proposed oil fired central heating or any alternative to be installed by the purchaser.

Council Tax Bands and Energy Performance Certificate Bands: (To be assessed upon completion).

Tenure: Freehold with vacant possession upon completion.

Solicitors: Savage Crangle Solicitors, 15 High Street, Skipton, North Yorkshire, BD23 1AJ. Tel: 01756 794 611.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444. Through whom all offers and negotiations should be conducted.

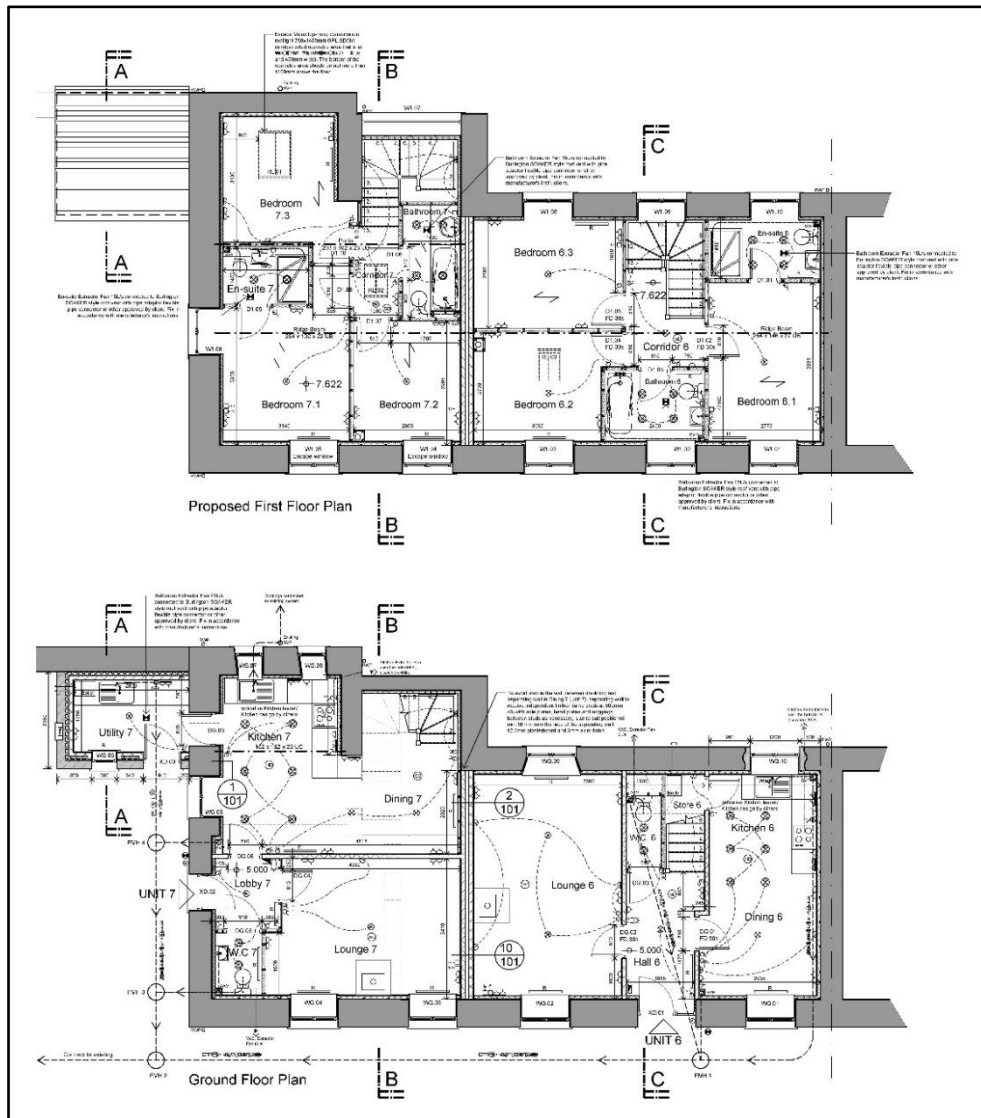
Rights of Way, Easements & Wayleaves: The property has a right of way over the existing access to the side and rear of the neighbouring village hall.

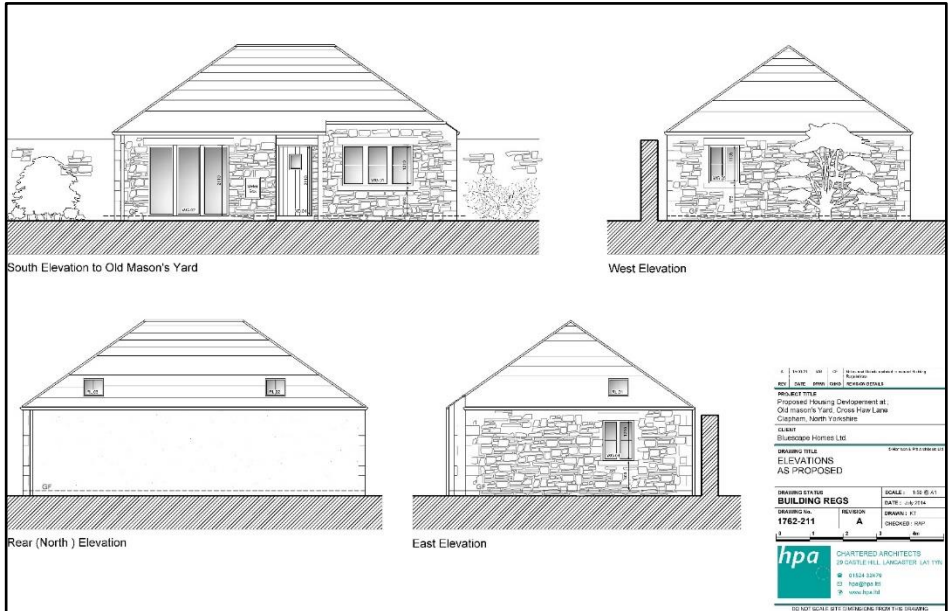
Section 106 Obligation: The Planning Permission for the bungalow is subject to a **Section 106 Local Occupancy Condition** that restricts occupation of the dwelling to local occupancy. Copy of Section 106 Agreement dated 17th December 2021 available upon request.

Architects Plans & Planning Permission: Copy planning permission dated 5th January 2022 and a full set of copy A1 architects prints available upon request direct from the architects (at a cost of £50 + VAT).

Architects: Harrison & Pitt Architects Limited, 29 Castle Hill, Lancaster, LA1 1YN. Tel: 01524 32479.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.





South Elevation to Old Mason's Yard

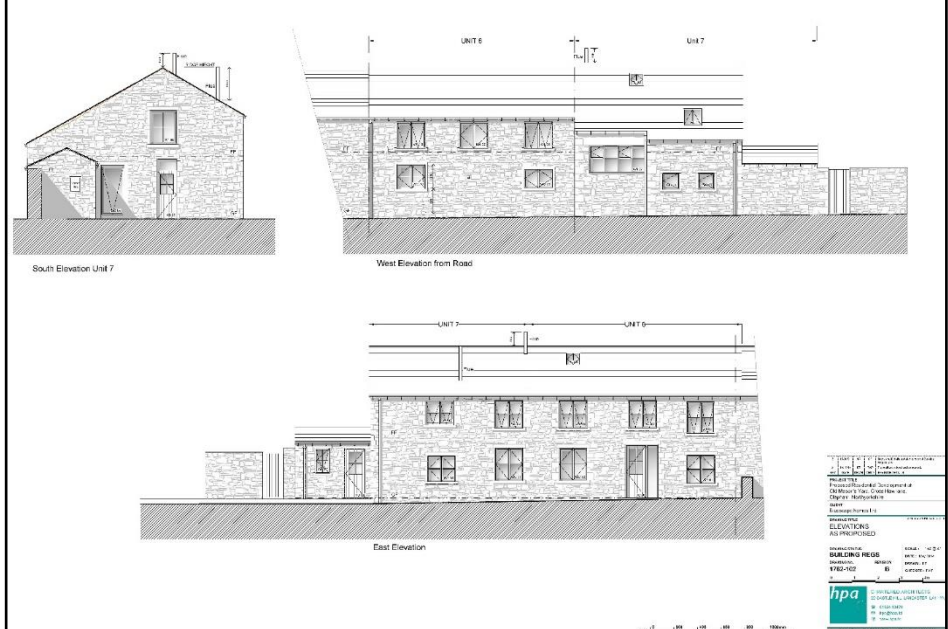
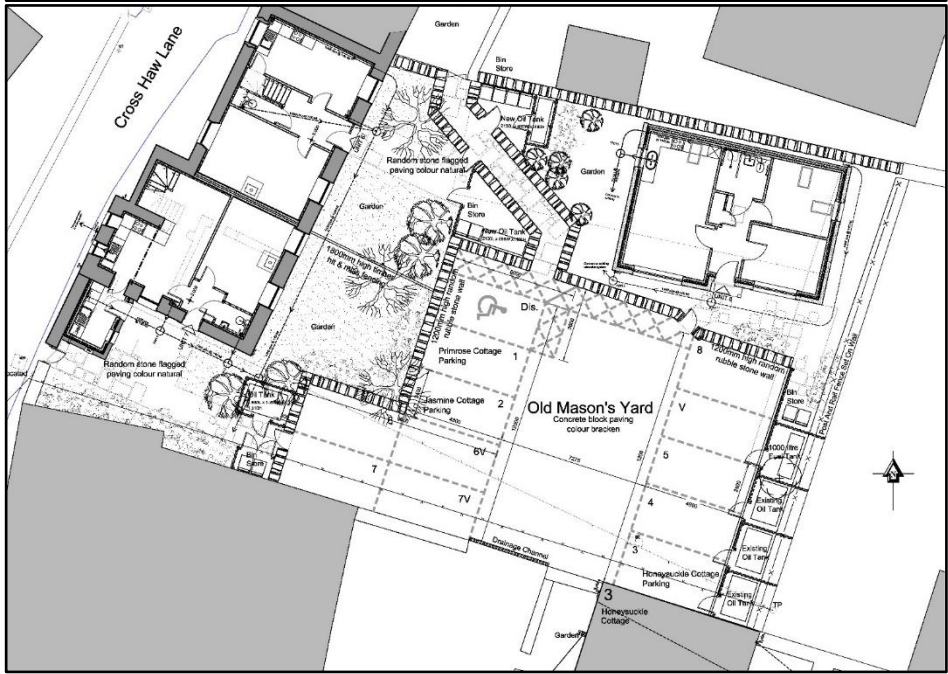
West Elevation

Rear (North) Elevation

East Elevation

PROJECT TITLE Proposed Housing Development at Old Mason's Yard, Cross Haw Lane Cratnam, North Yorkshire	
CLIENT BLUEBIRD HOMES LTD	
DRAWING TITLE ELEVATIONS AS PROPOSED	
DRAWING STATUS BUILDING REGS	SCALE: 1:50 @ A1 DATE: 28.07.24
PROJECT NO: 1762-211	REVISION: A
DESIGNED BY: [Name] CHECKED BY: [Name]	

hpa CHARTERED ARCHITECTS
 28 GAYLE HILL, LANCASTER, LA1 1YH
 01524 52000
 01524 52000
 01524 52000



South Elevation Unit 7

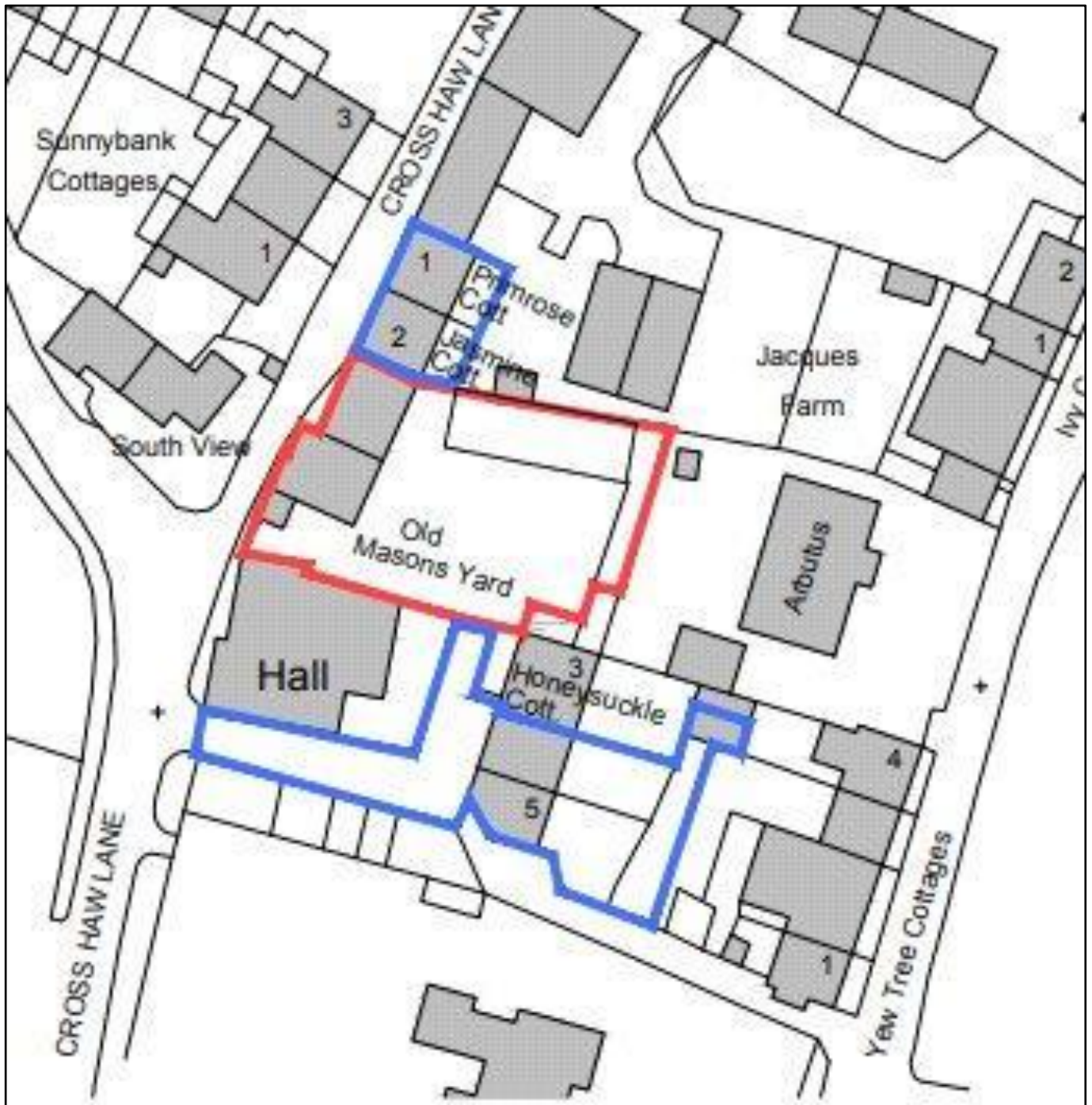
West Elevation from Road

East Elevation

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CLIENT BLUEBIRD HOMES LTD	
DRAWING TITLE ELEVATIONS AS PROPOSED	
DRAWING STATUS BUILDING REGS	SCALE: 1:50 @ A1 DATE: 28.07.24
PROJECT NO: 1762-211	REVISION: B
DESIGNED BY: [Name] CHECKED BY: [Name]	

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 01524 52000
 01524 52000
 01524 52000

Boundary Plan (boundary shown in red)



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