

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: £275,000 Region

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.

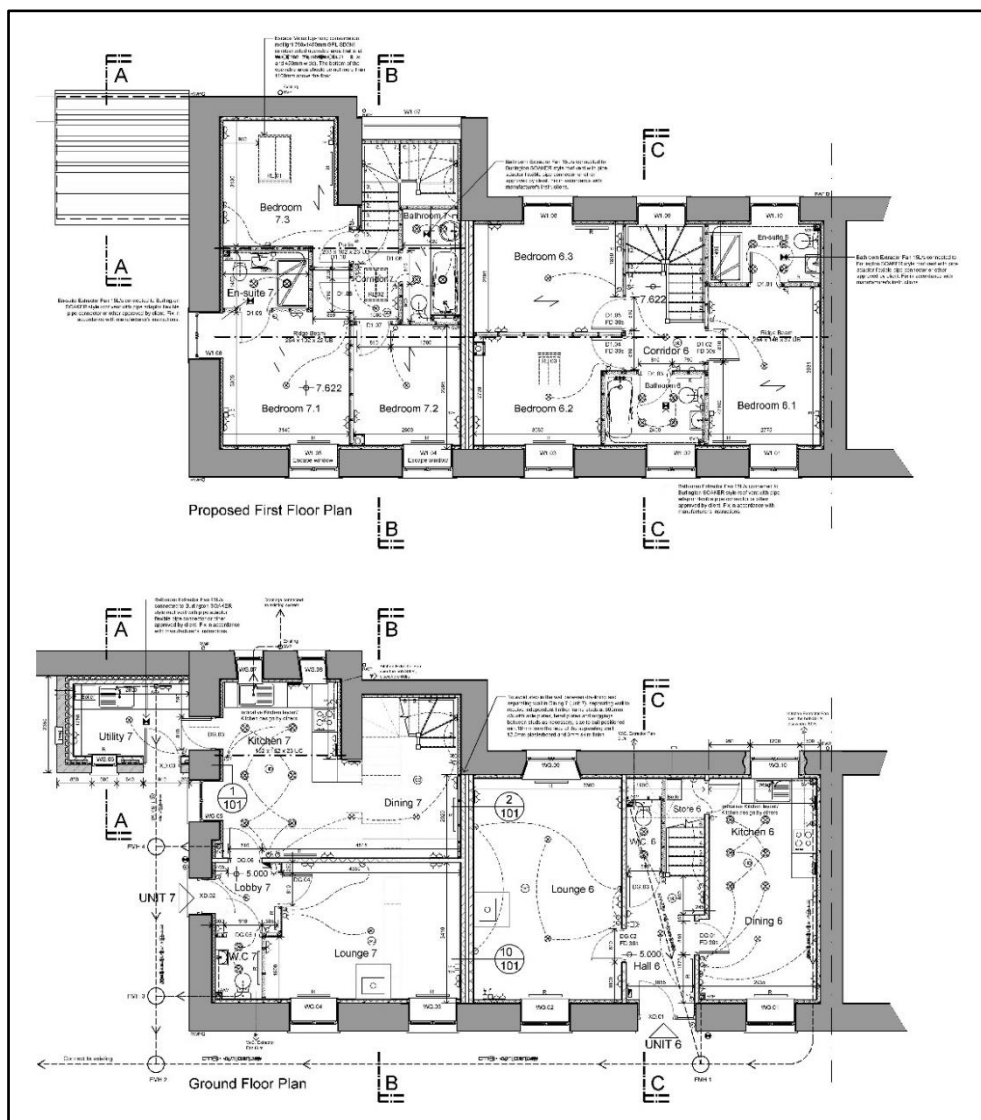
Rights of Way, Easements & Wayleaves: The property has a right of way over the existing access to the side and rear of the neighbouring village hall.

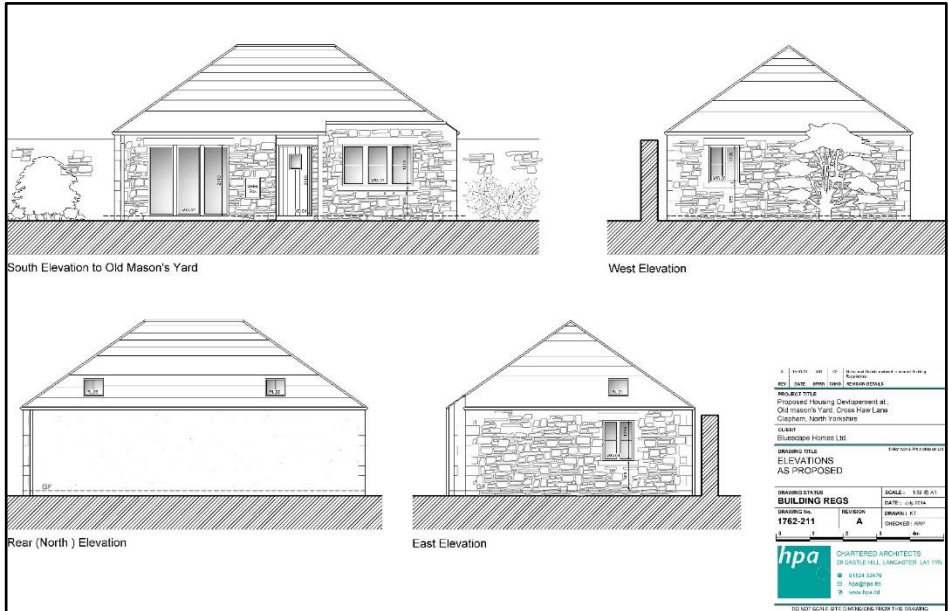
Section 106 Obligation: The Planning Permission for the bungalow is subject to a **Section 106 Local Occupancy Condition** that restricts occupation of the dwelling to local occupancy. Copy of Section 106 Agreement dated 17th December 2021 available upon request.

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.





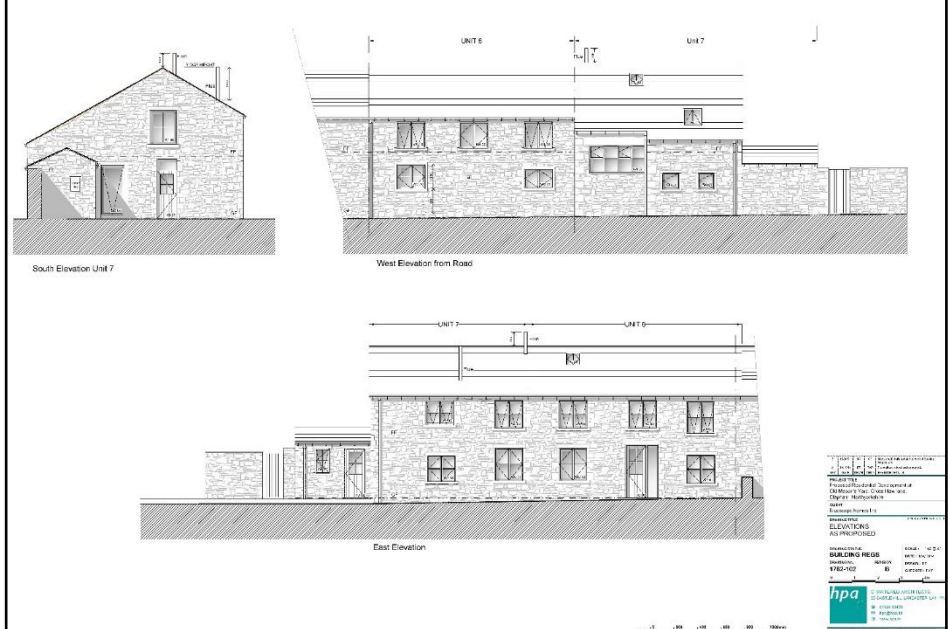
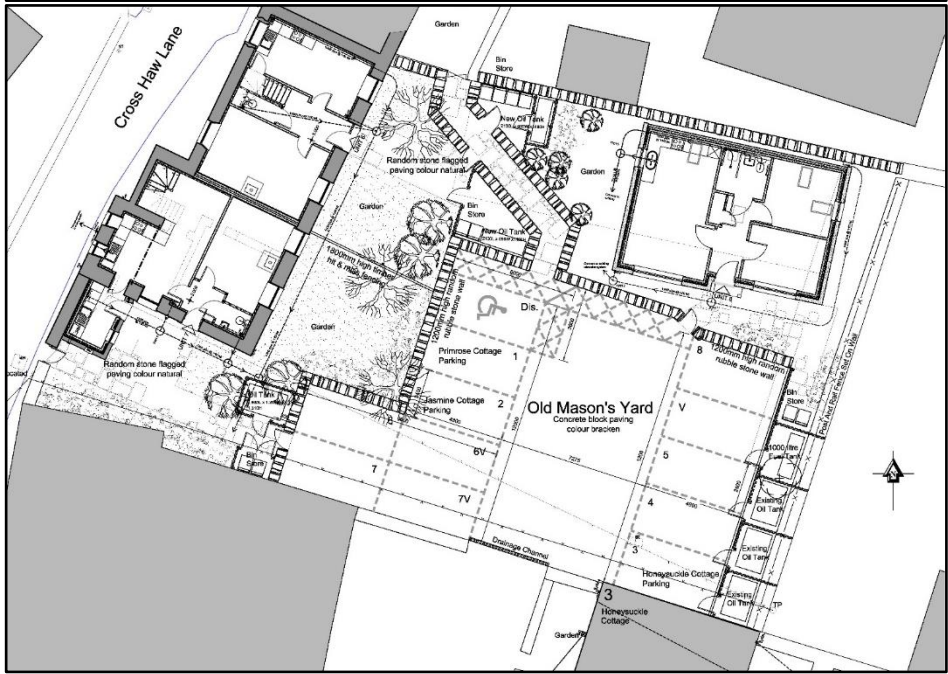
South Elevation to Old Mason's Yard

West Elevation

Rear (North) Elevation

East Elevation

PROJECT TITLE Proposed Housing Development at: Old Mason's Yard, Cross Haw Lane Cratnam, North Yorkshire	
CLIENT BLUECROFT HOMES LTD	
DRAWING TITLE ELEVATIONS AS PROPOSED	
DRAWING STATUS BUILDING REGS	SCALE: 1:50 @ A1 DATE: 28.07.14
DESCRIPTION: 1762-211	REVISION: A
hpa CHARTERED ARCHITECTS 28 GAYLE HILL, LANCASTER LA1 1YH ☎ 01524 52000 ☐ hpa@hpa.co.uk 🌐 www.hpa.co.uk	



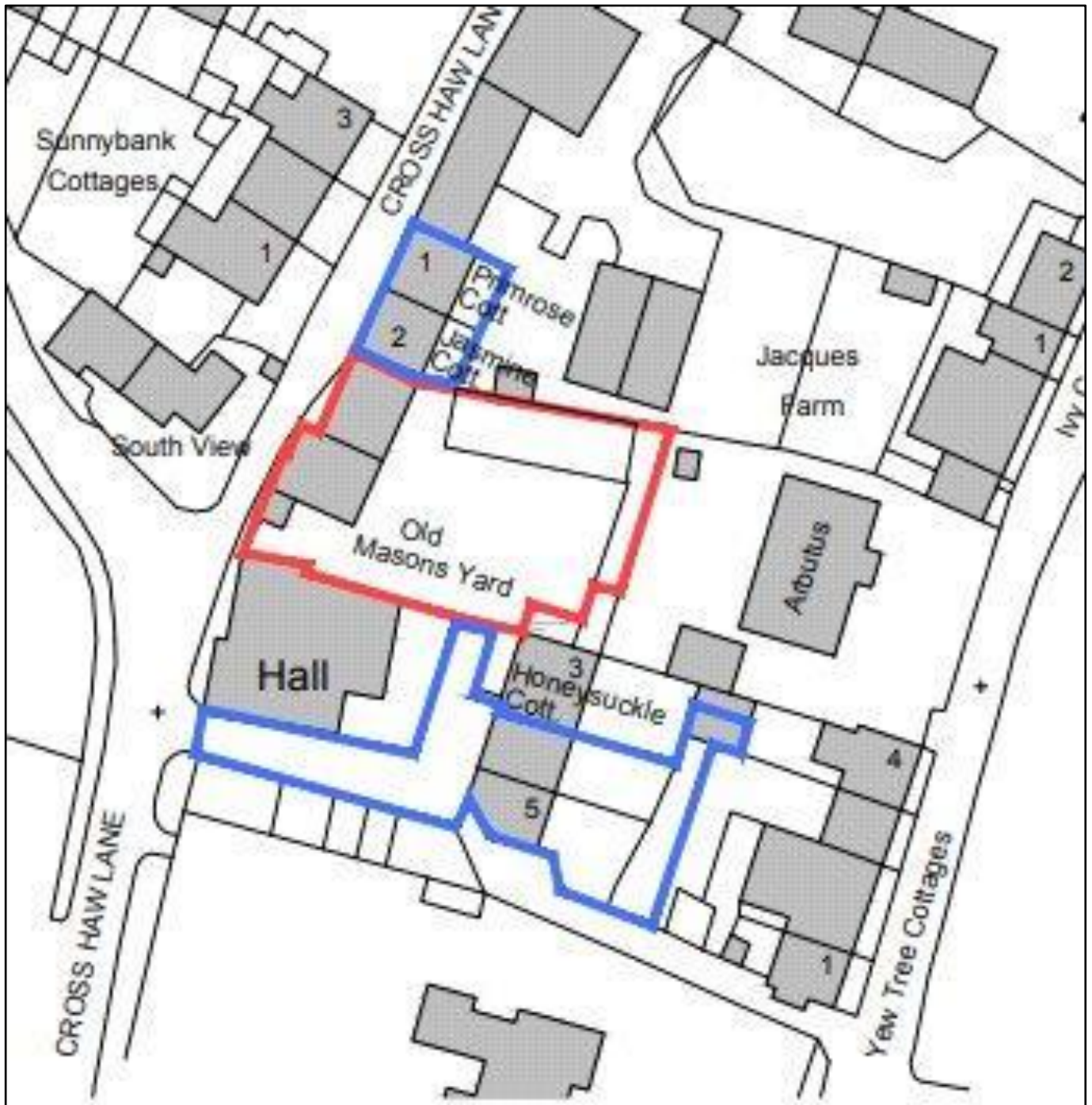
South Elevation Unit 7

West Elevation from Road

East Elevation

PROJECT TITLE Proposed Housing Development at: Old Mason's Yard, Cross Haw Lane Cratnam, North Yorkshire	
CLIENT BLUECROFT HOMES LTD	
DRAWING TITLE ELEVATIONS AS PROPOSED	
DRAWING STATUS BUILDING REGS	SCALE: 1:50 @ A1 DATE: 28.07.14
DESCRIPTION: 1762-102	REVISION: B
hpa CHARTERED ARCHITECTS 28 GAYLE HILL, LANCASTER LA1 1YH ☎ 01524 52000 ☐ hpa@hpa.co.uk 🌐 www.hpa.co.uk	

Boundary Plan (boundary shown in red)



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