



## Residential Development Site Horton in Ribblesdale BD24 0HT

An exciting residential development opportunity comprising land with full planning permission for the construction of ten new build dwellings and the conversion of a traditional stone barn to create a further single dwelling providing a combination of affordable, local occupancy and open market housing.

Attractive setting on the edge of the rural village of Horton in Ribblesdale just 6.5 miles north of the popular market town of Settle.

Guide Price £600,000

# Residential Development Site Horton in Ribblesdale BD24 0HT

• Settle 6.5 miles • Kirkby Lonsdale 18.5 miles • Lancaster 28.5 miles • Skipton 22 miles • Kendal 31 miles

## Location

The site is situated on the northern edge of the rural village of Horton in Ribblesdale within the Yorkshire Dales National Park. The village has limited services being perhaps best known as the starting point for the iconic 'Three Peaks' walk. But it does have a railway station on the Settle – Carlisle line. The busy market town of Settle is just 6.5 miles to the south providing a more comprehensive range of services including shops, schools, eateries and a Booth's supermarket.

## Description

This green field site comprises a relatively level agricultural grassland meadow with a traditional stone field barn. The site has frontage and direct access to the B6479 and extends to the Settle Carlisle railway line to the west.

## Planning

The Yorkshire Dales National Park have granted full planning permission for a collaborative scheme prepared by Carleton based architect John Wharton and the planning and development team at David Hill LLP. The approved housing scheme will provide 10 dwellings including 6 no. open market houses and 4 no. affordable houses/flats, the conversion of the barn to one local occupancy dwelling and the creation of a new access.

Application no: C/44/277A  
Decision date: 09 February 2024

Electronic copies of the approved planning documents are available from the selling agents on request with the approved scheme providing the following.

### UNIT 1 (Principal Home – end terrace)

Ground floor – living, hall, w.c., kitchen, utility  
First Floor – Three bedrooms, bathroom

Gross internal floor area 86m<sup>2</sup> (925 sqft)

### UNIT 2 (30% discount from market value – mid terrace)

Ground Floor – Porch, w.c., hall, living, kitchen, utility  
First floor – Two bedrooms, bathroom

Gross internal floor area 70m<sup>2</sup> (753 sqft)

### UNIT 3 (30% discount from market value – mid terrace)

Ground Floor – Porch, w.c., hall, living, kitchen, utility  
First floor – Two bedrooms, bathroom

Gross internal floor area 70m<sup>2</sup> (753 sqft)

### UNIT 4A (affordable home – flat)

Ground floor– Hall, bathroom, bedroom, kitchen/living

Gross internal floor area 36m<sup>2</sup> (387 sqft)

### UNIT 4B (affordable home – flat)

Ground floor– Entrance lobby, bathroom, bedroom, kitchen/living.

Gross internal floor area 42m<sup>2</sup> (452 sqft)

### UNIT 5 (open market – detached)

Ground floor- Hall, kitchen/dining/living, utility, bathroom, bedroom 1 (en suite), three further bedrooms

Gross internal floor area 116m<sup>2</sup> (1248 sqft)

### UNITS 6,7,8 (open market – detached)

Ground floor- Hall, w.c., utility, study, living, dining/kitchen  
First floor- Landing, bedroom 1 (en suite), three further bedrooms, bathroom.

Gross internal floor area 176m<sup>2</sup> (1895 sqft)

### UNIT 9 (open market – detached)

Ground floor – Porch, dining hall, breakfast kitchen, utility, snug, w.c/shower, living  
First floor – Landing, bedroom 1 and 2 (en suite), two further bedrooms, bathroom.

Gross internal floor area 173m<sup>2</sup> (1862 sqft)

### UNIT 10 (local occupancy – detached barn conversion)

Ground floor – Dining/kitchen, w.c/utility, living room, study, sitting.  
First floor – Landing, bedroom 1 (en suite), bathroom, two further bedrooms.

Gross internal floor area 148m<sup>2</sup> (1593 sqft)







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