



Residential Development Site

Land North of Lakeber Drive Bentham Carnforth LA2 7JG

An exciting residential development opportunity comprising a green field site extending to about 0.87 Hectares (2.15 Acres) with outline planning permission for the construction of 27 dwellings of which 8 are to be affordable.

Pleasant setting on the edge of the popular market town of Bentham conveniently located for access to the larger local centres and the M6 motorway.

GUIDE PRICE £1,200,000

Residential Development Site Bentham Carnforth LA2 7JG

• Ingleton 4 miles • Kirkby Lonsdale 8 miles • Settle 12 miles • Lancaster (M6) 14 miles • Kendal 21 miles •

Location

The site is located on the northern fringes of the popular market town of Bentham on the edge of the picturesque Yorkshire Dales National Park and Forest of Bowland. Bentham and Low Bentham combined provide a useful range of services including shops, a primary school, two churches, pubs and eateries. The auction mart in Bentham hosts a number of annual community events as well as regular livestock sales and there is an 18 hole golf course with driving range. The railway station is on the Leeds - Morecambe line and there is good access by road to the local centres and junction 34 of the M6 motorway.

Development Site & Planning

A predominantly greenfield site extending to approximately 0.87 hectares (2.15 acres) benefitting from outline planning permission for the construction of 27 new build dwellings, 8 of which are to be affordable homes.

Planning Approval

An outline planning application prepared and submitted by Edwardson Associates of Drifffield was approved by North Yorkshire Council on 31 March 2025. Application No.: 2022/24484/OUT. The approval which is subject to a S106 Agreement is for the construction of 27 dwellings, eight of which are to be affordable homes, with all matters reserved except for access.

Section 106 Agreement

Under the terms of the S106 Agreement dated 28th March 2025;

1. A Public Open Space contribution will be paid to the local authority in the sum of £95,742.
2. 30% of the approved dwellings will be affordable.

Approved Plans (condition 3)

Location Plan 001
Access Plan 102

Additional Information

Various indicative plans showing a site layout and house types together with additional background information including Drainage Impact Assessment, Water Infiltration Test Report, Ecological Appraisal, Arboricultural Report and an Access Appraisal are available. Although not approved as part of the planning permission this additional information will no doubt be of assistance to prospective purchasers.

Information

Electronic copies of the approved planning documents together with relevant supporting documents can be downloaded via a data room. Please contact the office for an email with the link on 01756 795 621 or reception@david-hill.co.uk.

Tenure

Freehold

Viewing

The site can be viewed during daylight hours without the need for an appointment. We request you take a set of sales particulars with you.

Directions

From Settle head north on the A65 to Clapham and turn left onto the B6480 signed to Bentham and continue for about 4.5 miles. On entering the town after about 600 meters turn right into Robin Lane. Continue for about 400 meters turning left into Lakeber Drive where the access to the site can be found on the left after about 160 meters. A David Hill for sale sign has been erected.

Expressions of Interest and Offers

The site is offered for sale as a whole by Private Treaty. The vendor's preference is for unconditional offers, although offers conditional upon reserved matters approval will be considered.

Offers must contain the following information as a minimum.

- Offer price
- Full details of the purchaser and their solicitor
- Proposed timescales for exchange of contracts and completion
- Details of any conditions to which the offer is subject
- Proof of funding

Offers are to be submitted to the office of David Hill, The New Ship, Mill Bridge, Skipton, BD23 1NJ.





The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

