



# Residential Development Land At Hallgarth, Airton



# Residential Development Land at Hallgarth Airton, BD23 4AY

**Guide Price: £175,000**

An approximately 0.1 hectare (0.247 acre) plot with planning permission (C/01/83A) to create three residential dwellings in a desirable village in the Yorkshire Dales National Park.

- Attractive “green field” site.
- Quality design by renowned local Architect.
- Properties for Local Occupancy subject to a Section 106 Agreement.
- Archaeological Survey to be undertaken by Purchaser.
- Potential for additional future development as Yorkshire Dales National Park considering increasing site allocation.



**BOUNDARIES & SERVICES**

Boundaries to be agreed on site with prospective Purchaser who will be responsible for future maintenance.

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

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

**ACCESS**

Access is directly off the Malhamdale Road. The Vendor will retain ownership of the access road to the site subject to a maintenance agreement. The details and construction of the access road need to be agreed with the Vendor.

**VIEWING**

The land may be viewed during daylight hours and when in receipt of these particulars. Viewing is entirely at your own risk.

**TENURE**

The land is held freehold and vacant possession will be granted on completion of the sale.

**OFFERS AND ENQUIRIES**

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. To make an offer or raise any queries, please speak to Michael Beech on 01756 692900 or by email [michael.beech@wbwsurveyors.co.uk](mailto:michael.beech@wbwsurveyors.co.uk)

Details January 2025



Indicative Floor Plan - Not to Scale

1001 2





## Residential Development Opportunity for Land at Hallgarth, Airton

An approximately 0.1 hectare (0.247 acre) plot with planning permission to create three residential dwellings in a desirable village in the Yorkshire Dales National Park.



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**[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)**

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