



Building plots, Green Head Farm  
Low Bentham, Lancaster

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## Building plots at Green Head Farm, Cross Lane, Low Bentham, Lancaster LA2 7ES

Development opportunity with outline planning consent for two detached properties, in a village location enjoying rural views.

The 0.46 acre plot enjoys a peaceful location in the village of Low Bentham surrounded by countryside with views over the Forest of Bowland National Landscape, and only 1.7 miles from High Bentham which provides a range of amenities including schools, shops and cafes.

Outline planning was approved on the 14th March 2024 and interested parties are encouraged to refer to the application under the reference ZA23/24928/OUT. The planning consent allows purchasers the flexibility to create four-bedroom homes extending to approx. 1883 sq ft and to suit their own needs and taste. The properties will share a driveway accessed from Greenfoot Lane.

### General

**Tenure:** Freehold

**Guide Price:** offers over £250,000

**Local Authority:** North Yorkshire Council

**Services:** Mains water, gas, drainage and electricity are immediately adjacent to the plots. Please note, the gas, water and electricity supplies to Green Head Farm are positioned within the larger plot and a provision to move these and/or have an easement to take from these supplies will be included in the sale.

**Council Tax:** To be assessed

**Directions:** What3words: ///shopping.assess.premiums

**Planning:** Prospective purchasers are advised that they must make their own enquiries to the local planning authority.

## Harrogate

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