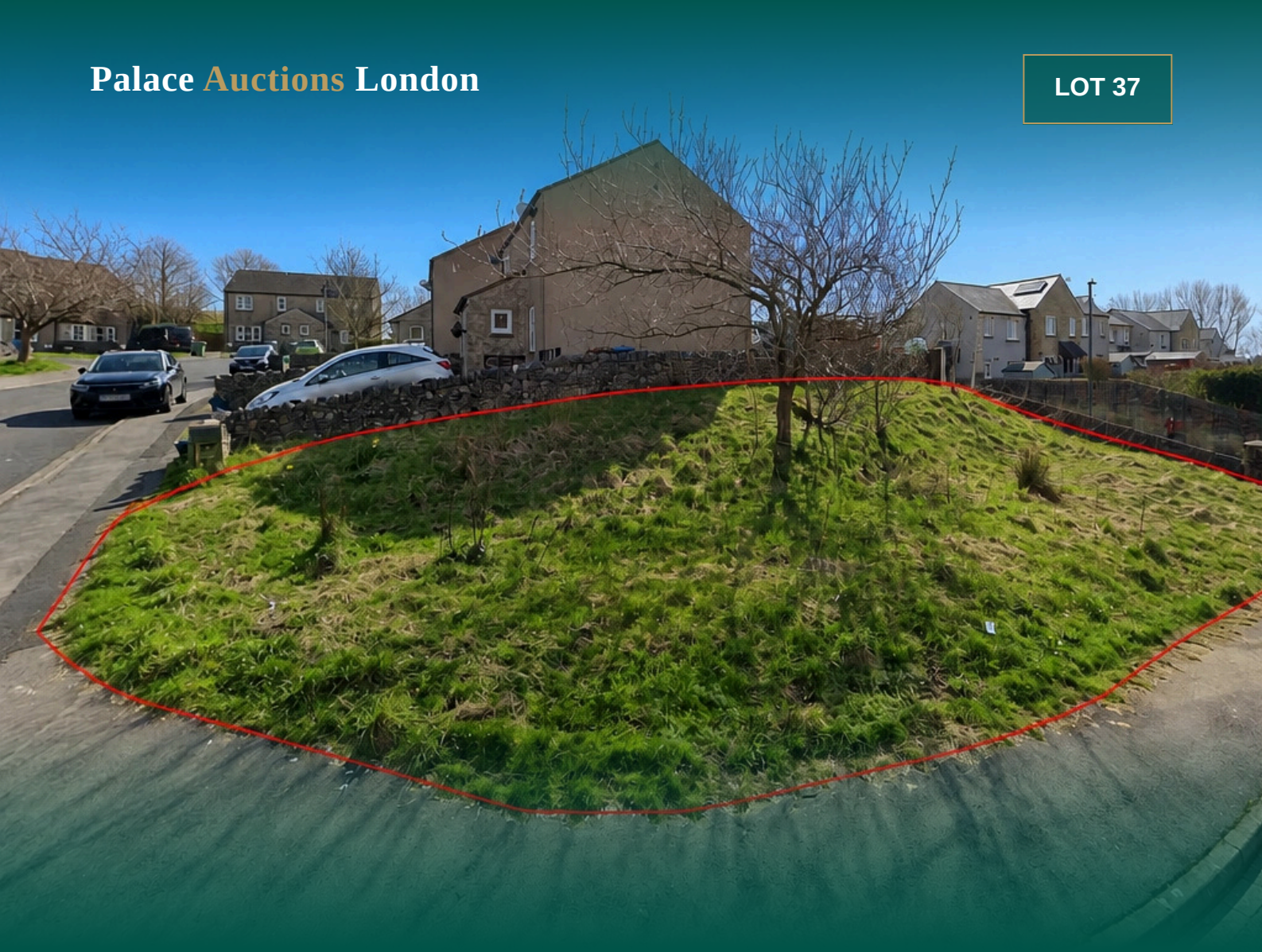
Palace Auctions London

LOT 37



FOR SALE BY AUCTION · FREEHOLD BUILDING PLOT WITH PLANNING

Land adjacent to 1 Manor Close

Ingleton, North Yorkshire LA6 3BF

GUIDE PRICE
£20,000
Reserve within 10% of guide

AUCTION
28 October 2026
1.00 pm · Claridge's, Mayfair

SITE
297 sq m
approx. 3,197 sq ft STMS · freehold

Planning permission for an architect-designed three-bedroom detached house of about 115 sq m, with garden, patio and two parking spaces, on the edge of “The Beauty Spot of the North”.

Plot outlined in red for identification only

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The opportunity

A rare chance to buy a self-contained freehold building plot in Ingleton, the North Yorkshire village known as “The Beauty Spot of the North”. The plot has the benefit of planning permission, granted on appeal, for an architect-designed three-bedroom detached house of approximately 115 sq m, with a private garden, patio and two off-street parking spaces.

The site lies on the north side of 1 Manor Close and fronts Low Demesne, on the edge of the village and within walking distance of its shops, pubs and the famous Ingleton Waterfalls Trail. It will suit self-builders, local builders and investors looking for a consented plot in a sought-after Dales village.

> **Please note:** the plot is sold subject to a **20% overage for 10 years** in favour of the seller, and the planning permission must be **begun by 1 December 2026**. See “Planning” and “Overage” below and the Special Conditions of Sale.

Key features

- Freehold building plot of approximately 297 sq m (STMS)
- Planning permission for a three-bedroom detached house of about 115 sq m
- Private garden, patio and two off-street parking spaces
- Edge-of-village setting fronting Low Demesne
- Gateway to the Yorkshire Dales and the Three Peaks
- Unconditional auction contract – completion 25 November 2026
- Sold subject to a 20% overage for 10 years

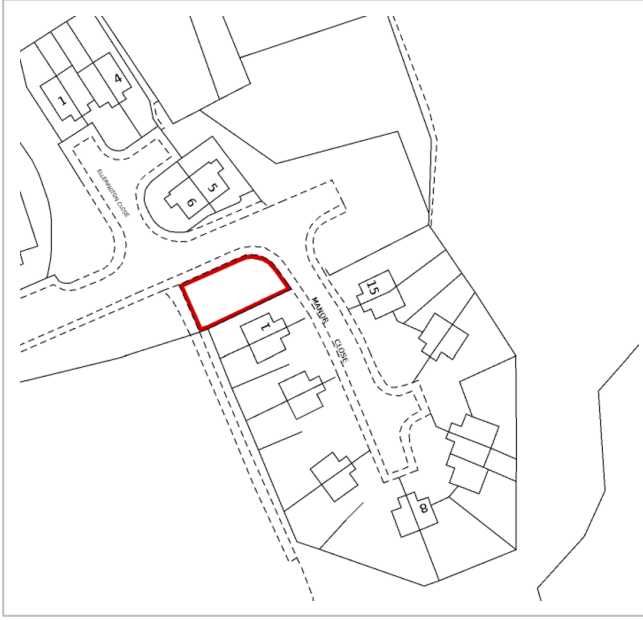


Aerial view – the plot outlined in green at the corner of Low Demesne and Manor Close.

The land

A grassed, self-contained parcel registered under title number NYK370939, described on the register as land on the north side of 1 Manor Close, Ingleton. It is bounded by roads on three sides, giving good access and separation from neighbouring homes.

The land slopes, and the approved design uses this to create a split-level house with a stepped internal layout and a low dry-stone wall to the Low Demesne frontage.



Extract from HM Land Registry title plan NYK370939, edged red. Not to scale – for identification only. © Crown copyright.

Planning

Planning permission was granted on appeal by the Planning Inspectorate on 1 December 2023 (appeal reference APP/C2708/W/23/3317854; original Craven District Council reference 2021/23571/FUL), overturning the council's refusal. North Yorkshire Council, which replaced Craven District Council, is now the planning authority. The permission is for a two-storey, split-level, three-bedroom detached house with landscaping, a patio and two off-street parking spaces.

> **Time limit:** the permission must be begun by **1 December 2026** or it will lapse. Pre-commencement conditions, including approval of a surface water drainage scheme and a landscaping scheme, must be discharged before a lawful start. Completion is due on 25 November 2026, so bidders should take planning advice before the auction. The seller gives no warranty that the permission can be implemented in time.

Key planning conditions

- **Surface water drainage** – scheme approved before development starts, built before occupation and maintained.
- **Access and parking** – visibility splays provided and kept clear; access and parking built before occupation.
- **Landscaping** – scheme approved before development starts, including at least two fruit trees and a low stone wall to Low Demesne; planting maintained for five years.
- **Contamination** – if unexpected contamination is found, work stops until a remediation strategy is agreed.
- **Materials** – external materials and details to follow the approved plans.

The approved house

Designed by AOC Architecture Ltd: Forticrete Shearstone walling stone with pebbledash render, Marley Thrutone slate roof, powder-coated aluminium windows and doors, Lindab steel rainwater goods with water butt, and permeable paving to the driveway.

Approved accommodation

Ground floor	
Living/dining area	29.5 sq m
Kitchen	10.5 sq m
Bedroom 1 / en suite	11.0 / 3.3 sq m
Study	3.8 sq m
WC / hall	2.2 / 2.8 sq m
First floor	
Bedroom 2 / en suite	13.2 / 3.4 sq m
Bedroom 3	13.9 sq m
Bathroom	3.6 sq m
Loft storage	4.1 sq m
Outside	
Patio / private garden	20.1 / 74.5 sq m
Parking	Two off-street spaces
Gross internal area	**approx. 115 sq m**

Areas taken from the approved drawings and approximate.

Location

Ingleton is a lively village on the western edge of the Yorkshire Dales, close to the National Park boundary, and popular with walkers, families and second-home buyers. It has independent shops, cafés, pubs and restaurants, a heated open-air swimming pool, a community centre with tourist information and library, a pharmacy and a primary school.



The plot from the corner of Low Demesne and Manor Close.



Promap aerial extract (Landmark Information Group) – for identification only.

Attractions

- **Ingleton Waterfalls Trail** – a circular walk of about 4.5 miles through wooded limestone gorges, past Pecca Falls and Thornton Force.
- **White Scar Cave** – just outside the village; the longest show cave in Britain.
- **The Three Peaks** – Ingleborough, Whernside and Pen-y-ghent are all close by.

Schools

Ingleton Primary School is in the village. Secondary schools within reach include Settle College and Queen Elizabeth School, Kirkby Lonsdale, with Giggleswick School (independent) near Settle.

Transport links

- **Road** – just off the A65 between Skipton and Kendal. Kirkby Lonsdale about 7 miles, Settle about 10, Lancaster about 18, Skipton about 26.
- **Rail** – Bentham and Clapham stations each about 4 miles (Leeds–Lancaster/Morecambe line); Settle station (Settle–Carlisle line) about 10 miles.
- **Bus** – local services to Settle, Kirkby Lonsdale, Lancaster and Kendal.

Distances are approximate road miles.

Overage

The plot is sold subject to an overage in favour of the seller of **20% of any uplift in value within 10 years** of completion. In summary, the seller receives 20% of the net profit on a resale (after the purchase price, build costs, fees, finance and sale costs), or 20% of the increase in value if planning permission is granted for more than one house or a larger house. The buyer signs an overage deed on completion and a restriction is registered on the title. Full terms: Special Condition 12 and Schedule 2 of the Special Conditions of Sale.

Legal pack

Title register and title plan (NYK370939), the Special Conditions of Sale and the planning appeal decision. Please read the legal pack and Special Conditions in full and take independent legal advice before bidding.

Auction information

Date and venue	Wednesday 28 October 2026 at 1.00 pm, Claridge's, Brook Street, Mayfair, London W1K 4HR – Lot 37
How to bid	In the room, online, by telephone or by proxy
Contract	Unconditional – contracts exchange on the fall of the hammer
Completion	Wednesday 25 November 2026 (20 business days after the auction)
Tenure and possession	Freehold, with vacant possession on completion
Conditions	RICS Common Auction Conditions (4th edition) and the Special Conditions of Sale

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Seller's legal costs	As stated in the Special Conditions of Sale	On completion
Searches	Cost of any searches in the legal pack	On completion
Stamp Duty Land Tax and VAT	If applicable	On completion

Viewing

All viewings are strictly by appointment with the auctioneer.

Guide price and reserve

The guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the confidential minimum figure below which the auctioneer cannot sell; it will not be more than 10% above a single-figure guide. Guide prices and reserves may change up to the day of the auction.

Important notice

These particulars are a general guide and do not form part of any contract. Plans and images are for identification only and not to scale. Buyers must satisfy themselves as to all information, measurements, planning and legal matters before bidding, review the buyer guides and FAQs on the Palace Auctions London website, and take independent legal and professional advice. The auctioneer may withdraw or sell the lot before the auction. All sales are subject to the RICS Common Auction Conditions and the Special Conditions of Sale.

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