



Linton Camp

Skipton, North Yorkshire

Carter Jonas

Linton Camp Linton Skipton North Yorkshire BD23 5HQ

Unique leisure development site within the Yorkshire Dales National Park.

- The site is located ½ a mile from the picturesque village of Linton and 1¼ miles from Grassington.
- The largest leisure development project in the Yorkshire Dales National Park over the last couple of years.
- Full planning permission granted in October 2024 by Yorkshire Dales National Park Authority, planning reference: C/50/46M.
- Planning permission to form a tourist facility comprising 24 self-contained serviced holiday units with a spa, gym, 24-seat cinema, 2-lane bowling alley, bar and restaurant, all within the central hotel. In addition, 9 self-contained holiday lodges.
- Set in 18.56 acres with panoramic views over the surrounding countryside.
- A data room is available to bona fide purchasers including the planning permission, architects drawings, the feasibility study and proposed floorplans, etc.



Location

The village of Linton (½ a mile) is located on the river Wharfe with Linton Falls, a church and The Fountaine Inn public house which is known for good food within the area. The larger village of Grassington is 1¼ miles away with the Yorkshire Dales National Park visitor centre, Grassington CofE primary school, medical centre and cricket club.

The town of Skipton (8½ miles) with its castle offers a full range of amenities and facilities including supermarkets, hospital, sports centre, secondary schools, restaurants, shopping facilities, theatre, cinema and railway station with Leeds service. Schooling includes the Skipton Girls' High School, Northern Star Academies Trust and Ermysted's Grammar School.

The Yorkshire Dales National Park was designated as a dark sky reserve in 2020. From magnificent geological landmarks such as Malham cove with its limestone pavement and Aysgarth Falls to historical attractions such as Bolton Abbey and Bolton Castle, the Yorkshire Dales National Park is rich with tourist attractions. The enhanced public access of the National Park attracts walkers, cyclists, horse riders and outdoor pursuits such as caving all year round.

The popular spa town of Harrogate is situated approximately 24 miles to the east. With the A59m trans-Pennine route situated approximately 8 miles to the south of the property, thereby providing good access to the service centres of the north of England. Leeds Bradford International Airport is situated approximately 50 minutes to the south-east.

Property

The Linton project is to develop a luxury hotel and resort within the Yorkshire Dales National Park on a site of 18.56 acres.

The proposed development offers planning permission for the redevelopment of Linton Camp to form a tourist facility comprising 24 self-contained serviced holiday units with a spa, gym, 24-seat cinema, 2-lane bowling alley, bar and restaurant, all within the central hotel.

There is further planning for 9 self-contained holiday lodges (six 2-beds and three 3-beds) plus an internal 76-space car park within the hotel complex.

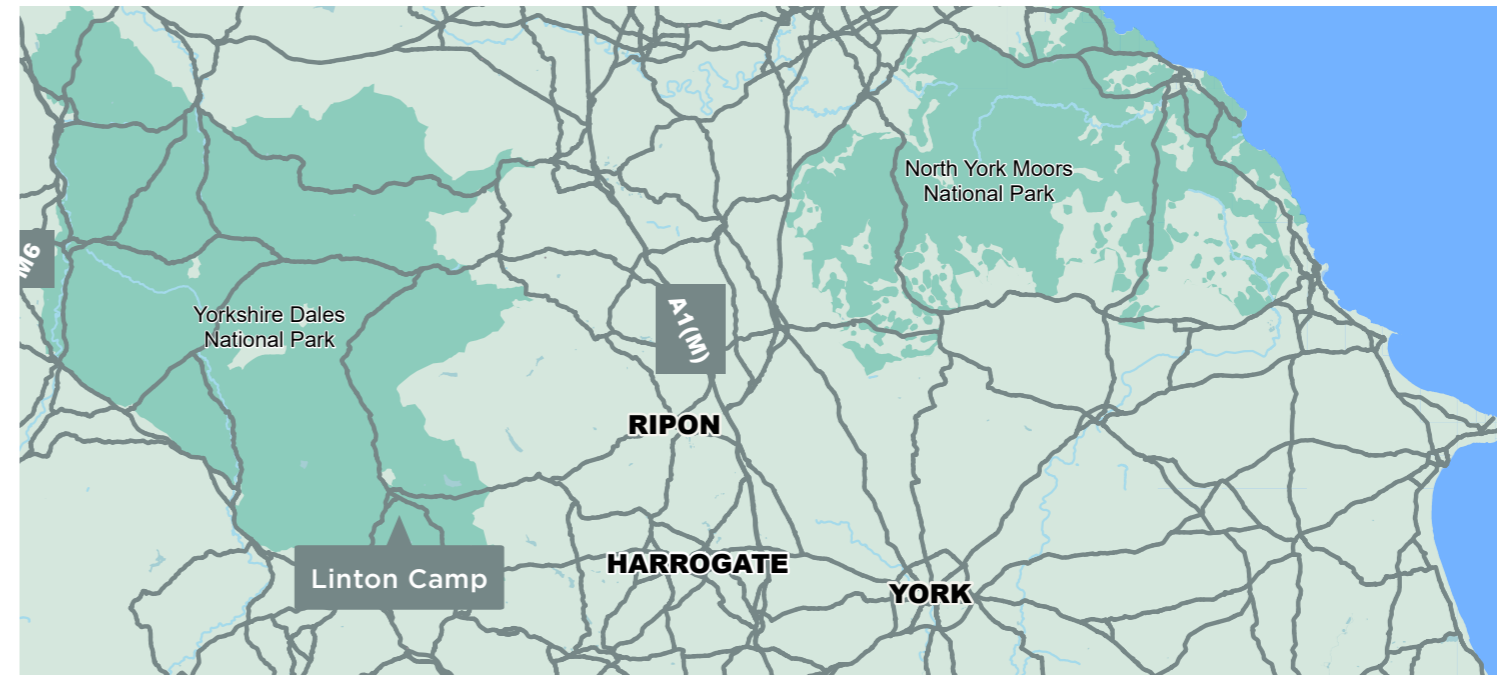
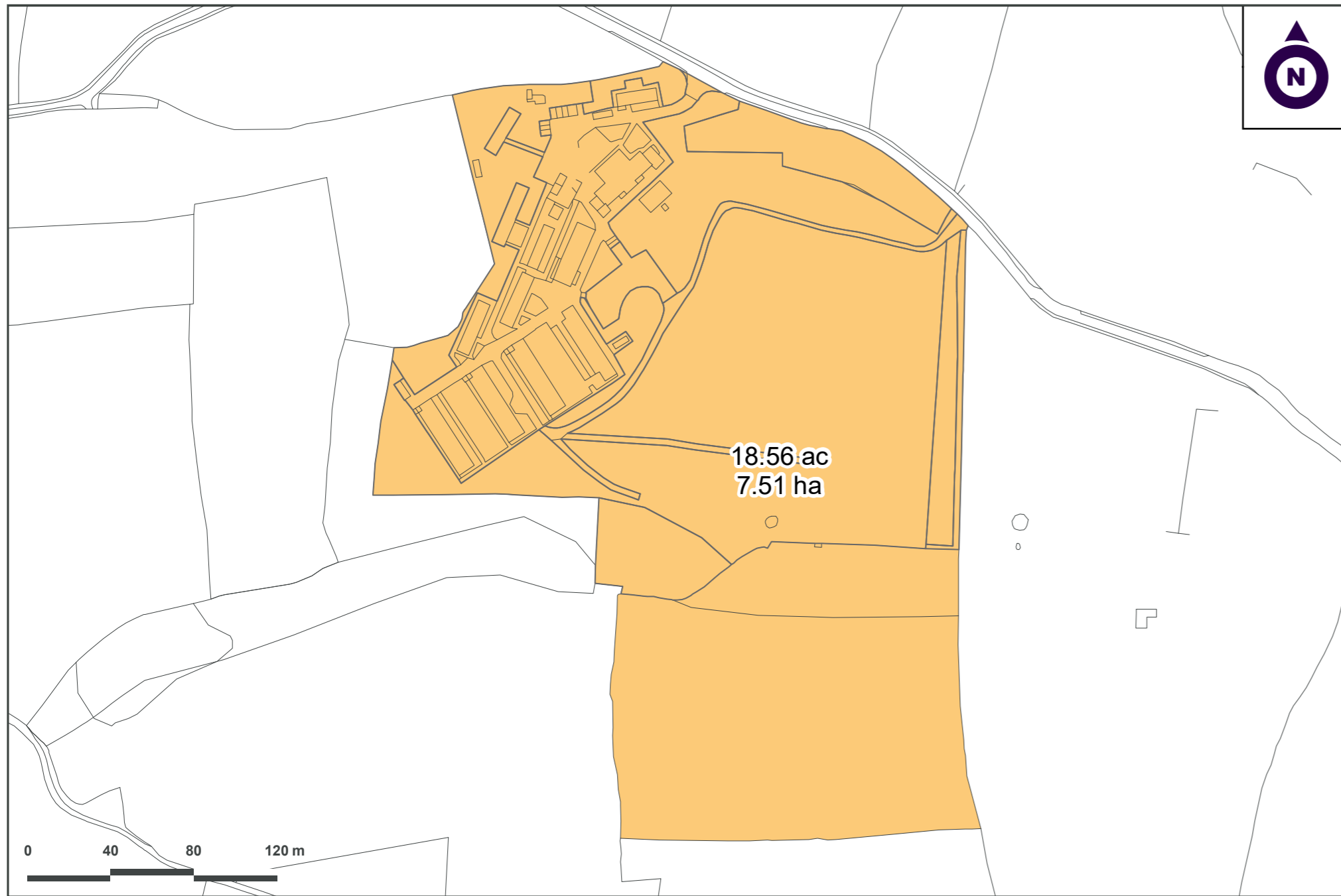
The hotel will be positioned to attract the UK leisure market for short-breaks, focused on fine dining, outdoor pursuits and relaxation all year round, predominantly for the adult market, providing high levels of personal service to guests.

Previous planning permission was granted by the Yorkshire Dales National Park Authority in 2020 (ref: C/50/46L) for the limited green scheme on the site of the derelict Linton School which was used in World War II as a camp for evacuees.

The serviced holiday units and leisure complex will form the largest scale leisure development that the Yorkshire Dales has seen over the last couple of years. The Linton project will provide

self-catering accommodation, a spa and gym and has won a prestigious design award (Future building or project award in the Scottish Design Awards) due to its innovative green scheme which will provide a high quality development.





Method of sale

The property is offered for sale by private treaty.

Tenure & Possession

The freehold interest is being offered with vacant possession on completion.

Planning

Yorkshire Dales National Park Authority granted permission for the demolition of existing buildings and redevelopment of the site for tourist accommodation (amendment to previously consented application C/50/46L) in October 2024. Planning reference: C/50/46M.

Viewings

Strictly by appointment with agents
Carter Jonas.

Directions

From the centre of the village of Linton, take Lauradale Lane (B6265) heading north for ¼ of a mile. Turn right at the crossroads onto the B6160 and follow the road for ¼ of a mile and the entrance to the property can be found on the right hand side.



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