

# MIXED USE SITE – APPROX 1.15 ACRES

# FOR SALE



WHITE BARR,  
1 NEW LENNERTON LANE,  
SHERBURN IN ELMET,  
LS25 6JE

- **Warehouse / Workshop Approx 3,390 SQ.FT**
  - **Outline PP for 3,075 SQ.FT EXT**
- **3 Bedroom Bungalow Approx 1,165 SQ.FT**

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## Description

The site comprises a 3 bedroom bungalow, modern workshop/warehouse, adjacent lane and has outline planning permission to extend the workshop/warehouse unit.

The site is located on New Lennerton Lane which lies to the east of Sherburn in Elmet which is a popular and expanding town within North Yorkshire. Sherburn has seen extensive residential and industrial development over the last 10 years and this is evident in the immediate vicinity of the subject site. Surrounding the site you have an extensive residential dwelling, hospitality / leisure venue, newly developed industrial units as well as Sherburn Aero Club.

**Bungalow** - approx. 1,165 sq. ft GIA

Services – Mains Water / Septic Tank Drainage / Kerosene Boiler

Council Tax – Band C EPC - TBC

**Workshop / Warehouse** – approx. 3,390 sq. ft GIA

Electric Roller Shutter / 6m Eaves Height / 3 Phase Electric

Rateable Value - £6,800 EPC – TBC

**Site Area** (to include the lane) – Approx 1.15 Acres

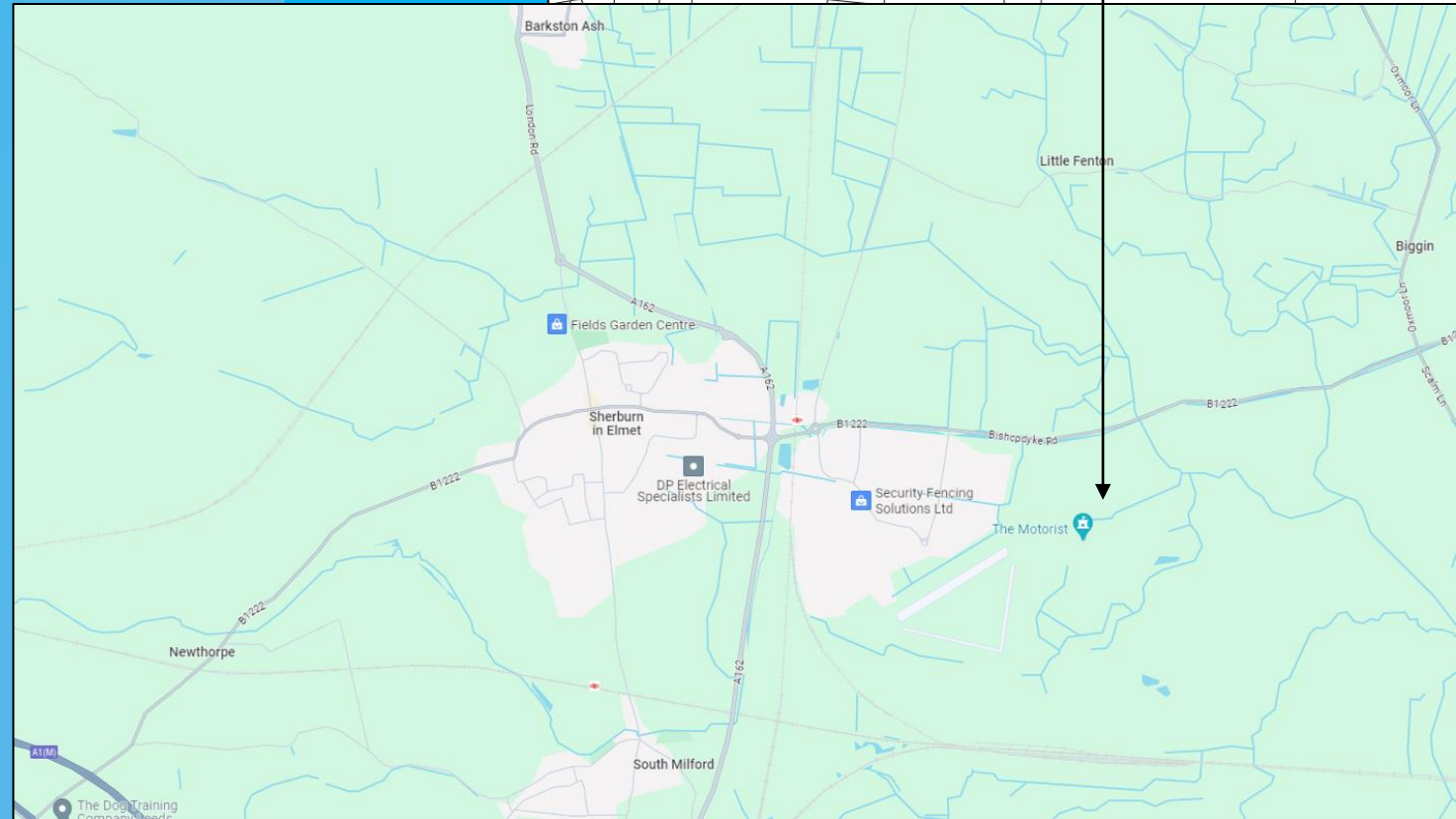
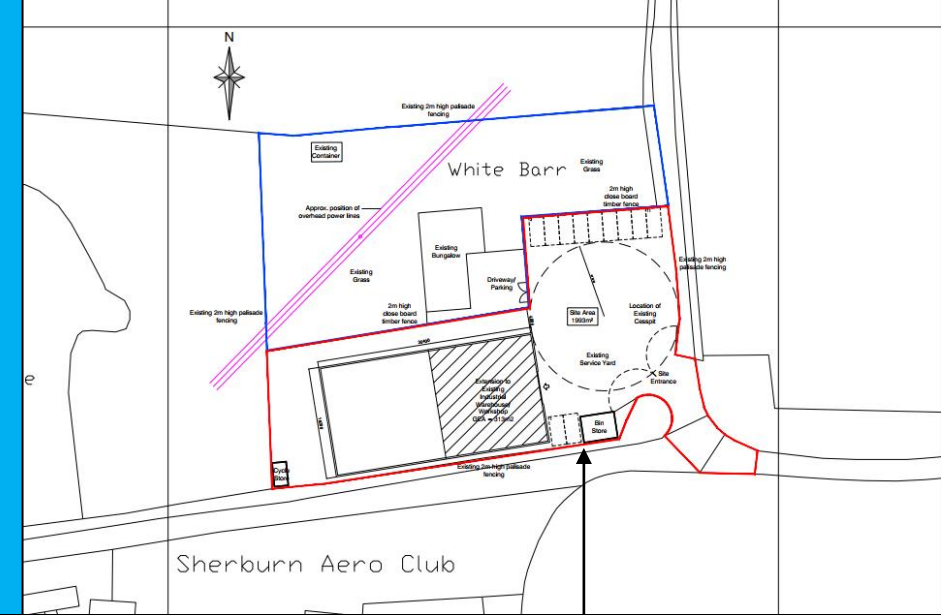
**Planning Permission** – Ref ZG2023/0565/OUT – extension of the existing warehouse by approx. 3,075 sq. ft GIA – cross hatched on the site plan.

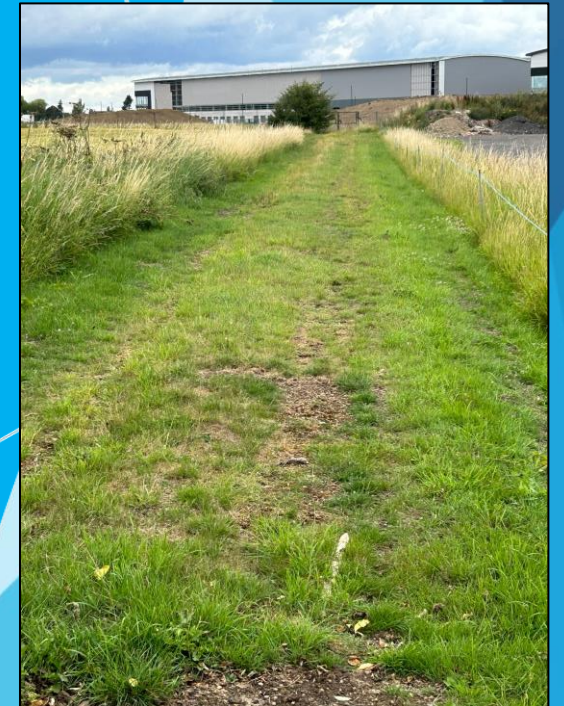
**Planning** - We recommend that interested parties make their own enquiries with North Yorkshire Council on this - 0300 131 231 or complete and online enquiry [Contact us - North Yorkshire Council Customer Portal](#)

**Terms** – The freehold interest in the site is being made available with vacant possession at offers in excess of **£1,000,000**. We understand the extent of the site currently consists of 5 title numbers, further details can be made available on request.

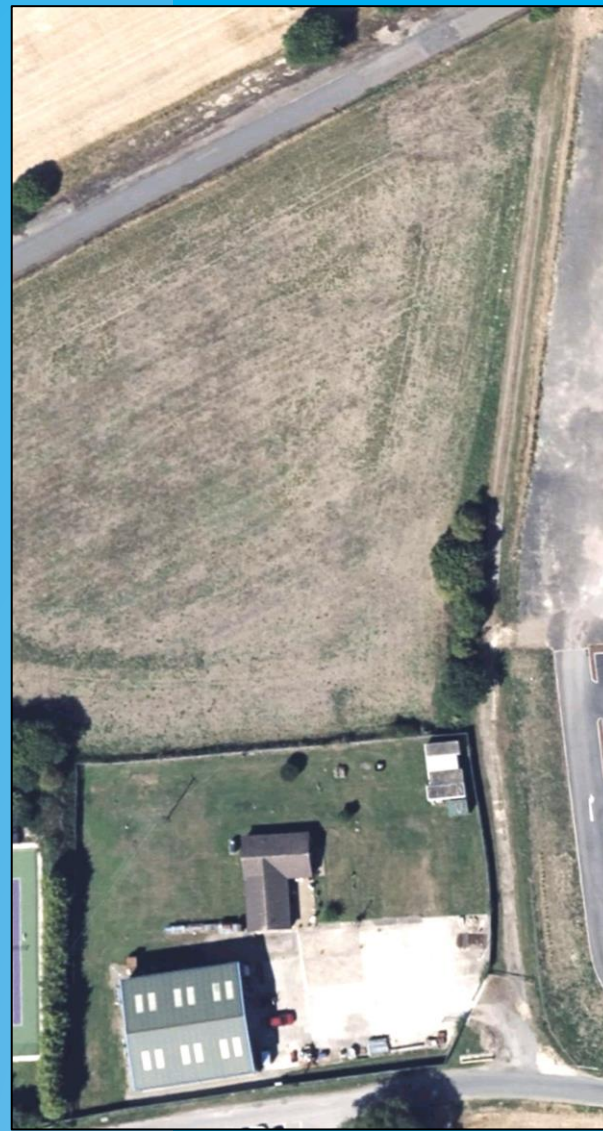
**Viewing** - Strictly by appointment – 07841470654 / [james@malcolm-stuart.com](mailto:james@malcolm-stuart.com)

**VAT** – We understand that the property is not opted for tax.





Note: Red Line is a guide as to the extent of the freehold interest



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**GENERAL INFORMATION**

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared February 2024 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.