



WEATHERHEADS BARN

MILL YARD, MILL LANE, PATELEY BRIDGE HG3 5BA

A DEVELOPMENT/REFURBISHMENT OPPORTUNITY IN THE HEART OF PATELEY BRIDGE. CURRENTLY PROVIDING A COMMERCIAL WORKSHOP ON THE GROUND FLOOR WITH OFFICE AND STORAGE SPACE ON THE FIRST FLOOR. THERE IS POTENTIAL TO CONVERT THE PROPERTY TO RESIDENTIAL USE (SUBJECT TO NECESSARY CONSENTS). A PLANNING APPLICATION HAS BEEN SUBMITTED (29/06/2023).

Guide Price: £350,000

FOR SALE BY PRIVATE TREATY



Situation

The property is located at the end of Mill Lane overlooking the picturesque River Nidd. Situated in the heart of Pateley Bridge a well-known Nidderdale town that is popular with tourists. The property is well positioned, close to local amenities offering versatility with staff or future tenants. The setting boasts some of the most stunning countryside Yorkshire has to offer.

Description

The property is constructed of local stone masonry under a stone/slate roof and spread over 2 floors. Currently the ground floor has been used as storage for a local decorating company. Part of the upstairs space has been used as an office and storage space, whilst the remainder of the space has been used as 2 residential flats, now in need of refurbishment. The property has potential to be renovated or be converted for a range of uses, be it residential or commercial. The site offers further off-street parking sufficient for several vehicles.

Planning Application

Currently a full planning application has been submitted for the conversion to a single 4 bedroom residential dwelling by Harrogate Architectural to Harrogate Borough Council. (Application Number PP-1225985).

Directions

When traveling West along the B6165 towards Pateley Bridge continue down Pateley Bridge High Street. Once at the bottom of the High Street turn right on to Mill Lane. The lane is immediately before the bridge having the pedestrian walkway over the river on your left and a semi-detached property to your right. The property will be marked with a Lister Haigh sale board at the top of Mill Lane and a further one at the property.

Additional Information

Additional Land

An additional grassland paddock may be available to the purchaser by separate negotiation.

Tenure

Freehold with vacant possession on completion.

Business Rates

The property is currently assessed for business rates with a rateable value of £5,100.

Local Authority

Harrogate Borough Council, St Luke's Avenue, Harrogate, HG1 2AE.

Tel: 01423 500600 www.harrogate.gov.uk

Services

Mains electric, water and drainage.

Wayleaves, Easements and Rights of Way

The property is sold subject to all rights of way, public and private that may affect the property.

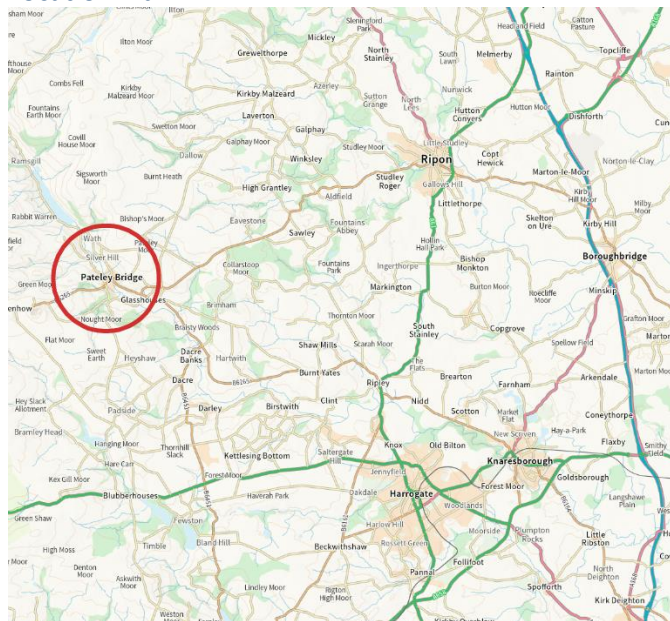
Plans, areas & Measurements

The plans used in these particulars are for identification purposes only. All boundaries, dimensions and areas are approximate and subject to verification in the title documents.

Viewing

Strictly through the selling agents, Lister Haigh Harrogate 01423 860322

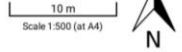
Location Plan



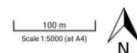


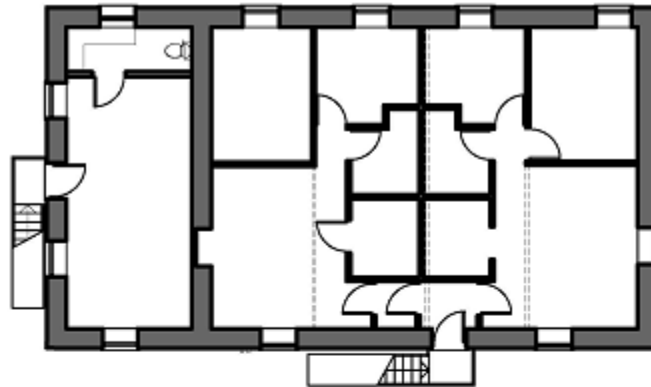
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HG3 5BA



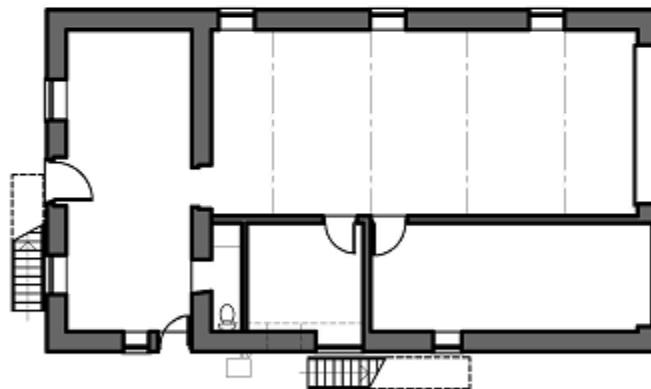
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FIRST FLOOR

gross internal area approx. 111m² (1194 ft²)



GROUND FLOOR

gross internal area approx. 111m² (1194 ft²)

TOTAL gross internal area approx. 222m² (2389 ft²)



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS

23.3.23