

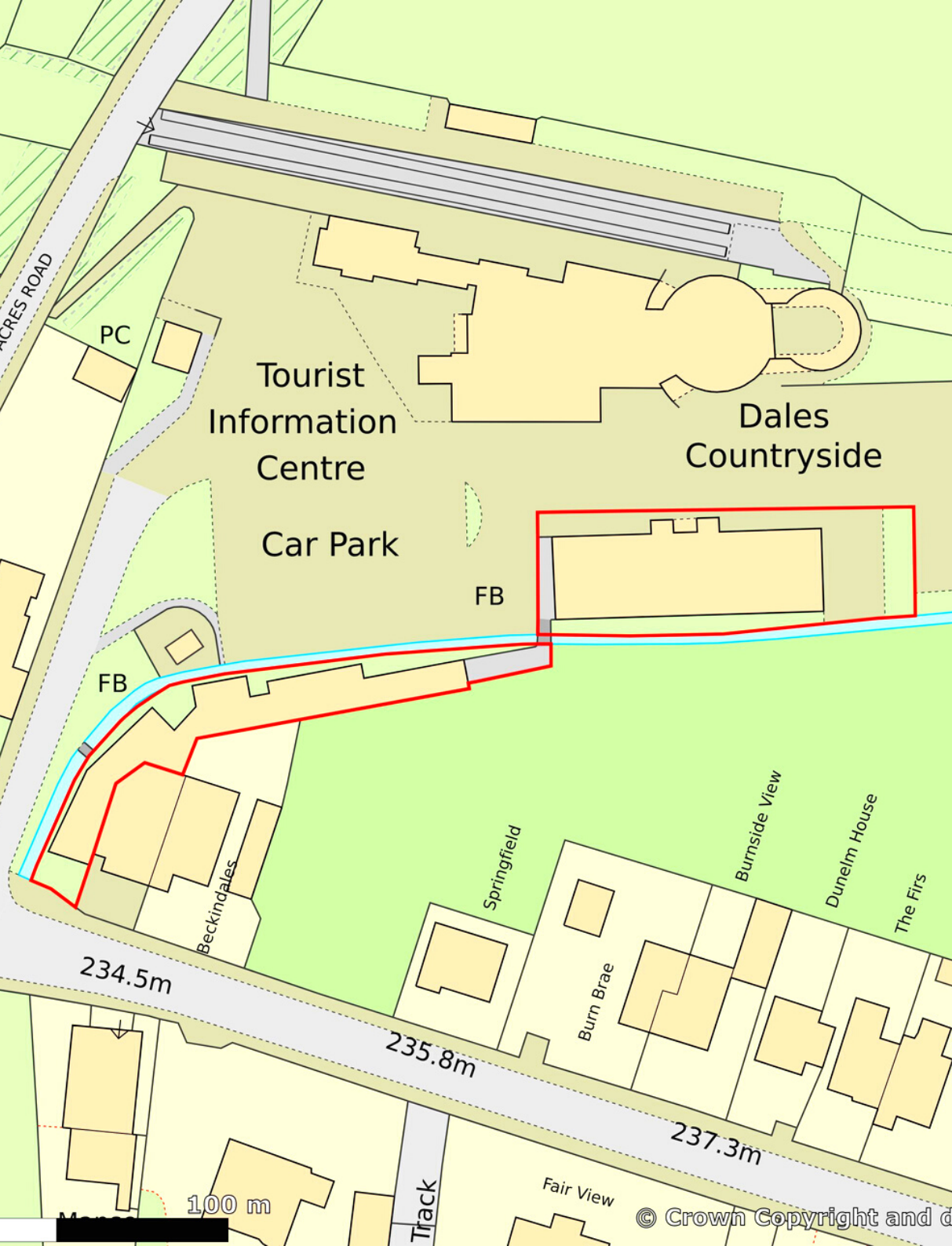
FOR SALE

UNIQUE FREEHOLD OPPORTUNITY

**Outhwaites Ltd, Ropemakers, Town Foot,
Hawes, North Yorkshire DL8 3NT**



**Sanderson
Weatherall**



Key Points

- **Unique Freehold Opportunity**
- **Sold with Vacant Possession**
- **Two Separate Industrial Type Buildings**
- **Former Tourist Attraction**
- **Site Area: 0.391 acres (0.158 ha)**
- **10,086 sq ft (937.09 sq m)**

Location

The site is located on a main road position on the edge of the town centre of Hawes within the spectacular Yorkshire Dales National Park. The site adjoins the National Park car park and Dales Countryside Museum which is a major tourist and cultural attraction within the National Park.

Hawes is a small market town located at the head of Wensleydale, home of the renowned Wensleydale Cheese and located on the main A684, the main east-west route through Wensleydale. Sedbergh is situated approximately 15 miles to the west linking through to the M6 Motorway and the Lake District and Northallerton is located approximately 34 miles east giving access to the main A1(M) north/south route.

All-year Bus Services

MON-SAT: Little White Bus service No 156 runs between Leyburn and Hawes.

SUNDAYS: DalesBus service No 856 runs between Northallerton-Bedale-Leyburn & Hawes.

Description

The site in question was previously used as a Rope and Braid Manufacturer which was also a tourist attraction within the town and comprises two separate buildings of an industrial nature. The building fronting the main road comprises a single storey workshop constructed in stages during the 1980's. Internally the property accommodates a former shop to the front and mixture of workshops, office and WC's and storerooms.

The second building in the Station Yard adjoins the National Park's car park and was built in 1992. It comprises a light industrial unit located to the rear of the other building. The building has the benefit of mezzanine flooring, WC facilities and a meeting room. There is also a small car park to the eastern elevation for deliveries and staff car parking.



KEEP CLEAR

KEEP CLEAR

MOTS

♿ ♿ ♿

♿ ♿



The Rope-makers

Little White Bus
www.littlewhitebus.co.uk



Tenure

The site is held Freehold and split into two separate titles: NYK446761 and NYK420547.

Asking Price

Offers are invited for the benefit of our client's freehold interest, subject to contract.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Services

We understand that all mains services are connected to the property other than mains gas. However we would recommend that any interested party carry out their own investigations regarding this matter.

Energy Performance Certificate

The property currently has the following Energy Asset Ratings and full copies of the EPC's are available upon request.

Original Building - G (167)
Station Yard Building - E (101)

Planning

The site may be suitable for a variety of alternative uses, subject to obtaining the necessary planning consent(s). Interested parties are advised to seek advice from the planning department of the Yorkshire Dales National Park Authority.

VAT and Legal Costs

We are advised that VAT is not applicable to the purchase price.

Each party to bear their own legal costs.

Further Information

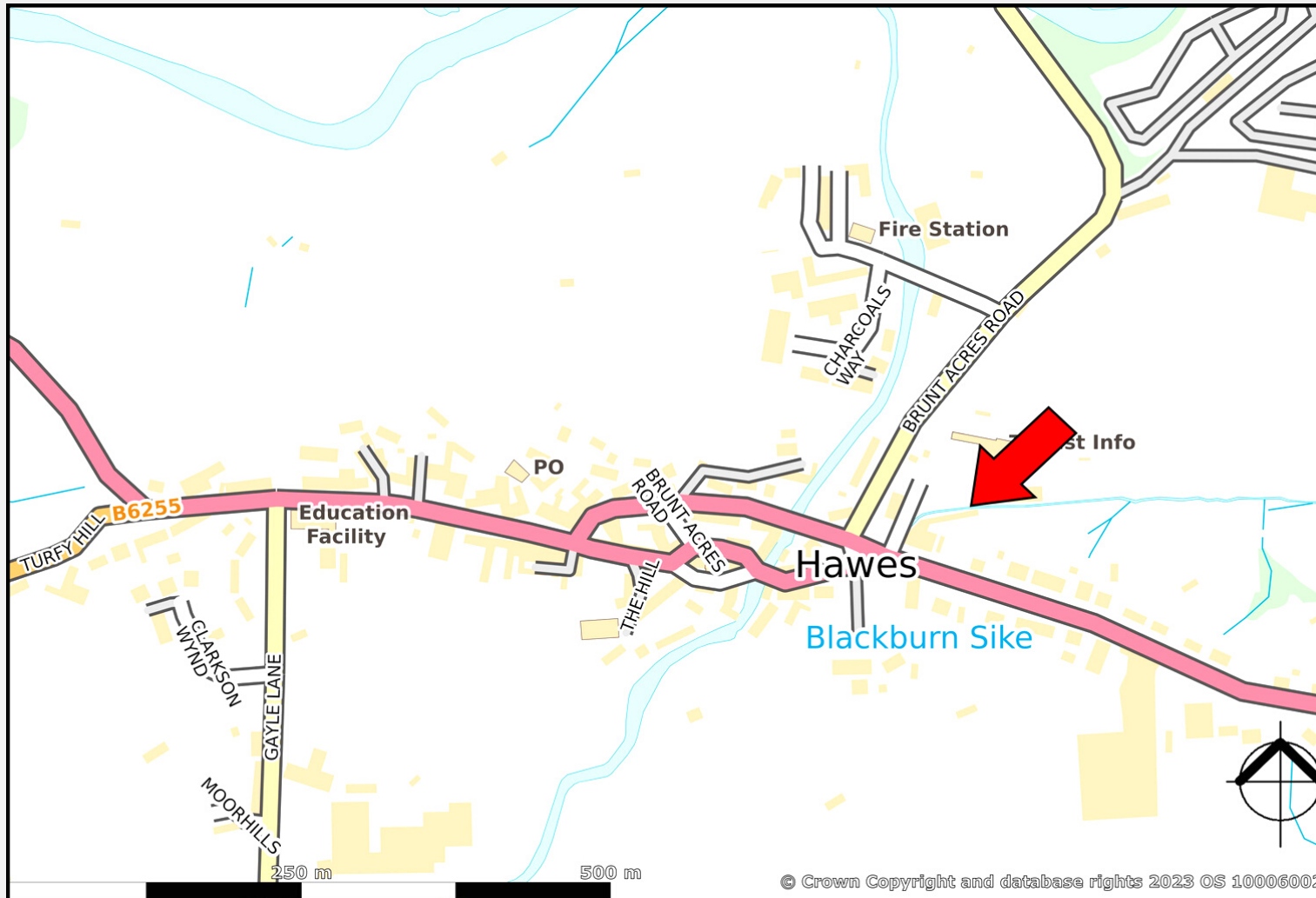
Strictly by prior appointment with the agents:

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

or

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February 2024
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