

GARAGE / WORKSHOP

High Street, Leyburn, North Yorkshire, DL8 5AQ

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



Good sized double garage/workshop in sought after central market town location with power & light.

The Property:-

- Approx. 350 sq ft GIFA. Ideal for storage or workshop space.
- Potential for other uses subject to necessary planning consents.

GUIDE PRICE

£50,000

SITUATION

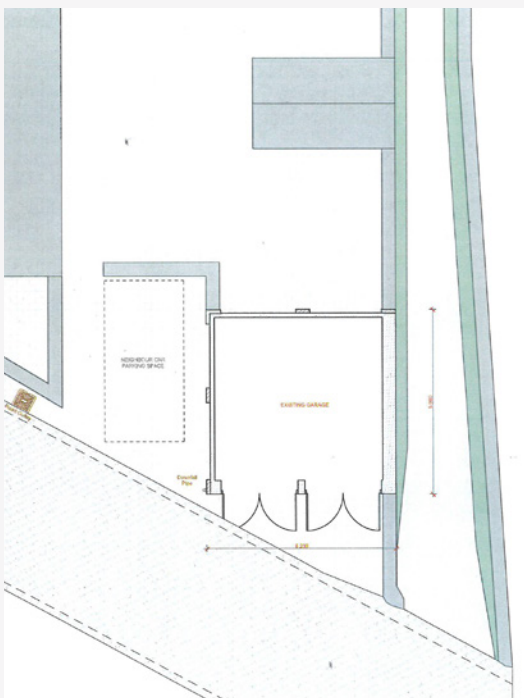
The Garage/Workshop is situated at the end of Kelberdale Terrace and to the rear of the High Street in Leyburn, opposite the Fire/Police Station. The vehicular access to the garage is immediately to the east of the Golden Lion pub and through the main North Yorkshire Council car park beyond the Golden Lion Yard.

DESCRIPTION

The property comprises a good sized double garage/workshop (5.81m x 5.52m) with timber doors, built of block and render under a profile sheet roof. It is in a central and readily accessible position in the Market Town and has an approx. GIFA of 350 sq. ft. The Garage benefits from mains electricity and has previously been used for storage but has the potential for other uses, subject to any necessary planning consents. There is no additional curtilage other than a small triangular area in front of the garage adjoining the main road past the Fire Station (see block plan).

The current owner has had plans drawn up for the demolition of the existing garage to be replaced with a one bedroom dwelling. Plans can be viewed online using North Yorkshire Council's Public Access Planning Portal and application reference ZD24/00479/FULL. The current application was refused on the grounds that a Flood Risk Drainage Strategy was not submitted.

EXISTING GROUND FLOOR PLAN

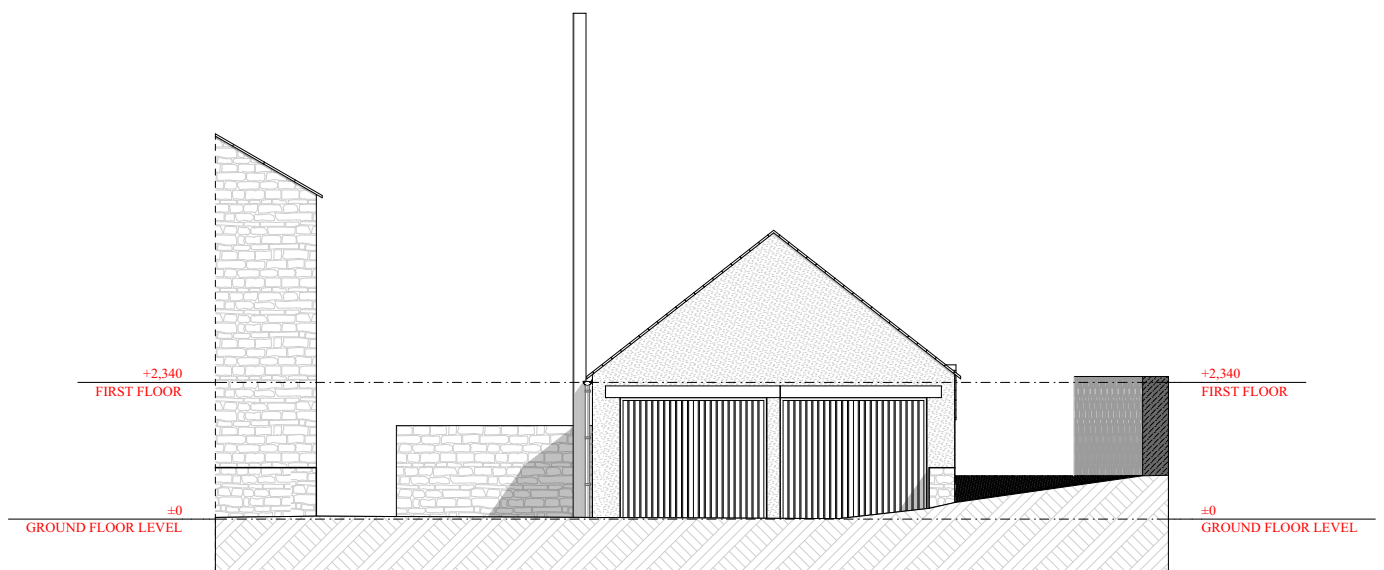




BLOCK PLAN



EXISTING NORTH ELEVATION





GENERAL REMARKS & STIPULATIONS

Services

Mains electricity. It is understood that mains water and drainage are available nearby but are NOT currently connected.

Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

Tenure

The property is offered for sale freehold with vacant possession upon completion.

Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Rateable Value

The current rateable value for the garage and premises is £1,625. Prospective purchasers should make their own enquiries with North Yorkshire Council to verify the current multiplier, amount payable and check whether any reliefs apply.

Energy Performance

The property is exempt so there is no EPC.



John G Hills

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IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

