

DEVELOPMENT AT 37-39 MAIN STREET

£325,000

Sedbergh, The Yorkshire Dales, LA10 5BL

A unique and rare development opportunity, one of the last remaining within the heart of this sought-after and picturesque Dales town.

A Grade II Listed 'Designated Historic Asset' former butcher's shop and abattoir has detailed planning consent with some occupation restrictions to convert into five residential dwellings, two with one bedroom, three with two bedrooms with a sixth unit to be retained as a retail unit all within walking distance of the local amenities.

This exciting opportunity will undoubtedly appeal to developers or private individuals, ideal for anyone looking to downsize and enjoy the hustle and bustle of town centre living.





Aerial View

Welcome to **DEVELOPMENT AT 37-39 MAIN STREET** **£325,000**

Sedbergh, The Yorkshire Dales, LA10 5BL

Situated within the heart of the ever popular and scenic Dales market town of Sedbergh, a unique opportunity to convert a Grade II Listed former butcher's shop and abattoir. A 'Designated Historic Asset', the buildings have significantly changed since their original use as a textile manufactory in the mid to late Victorian period.

The site is located on the south side of Main Street in the town centre. It can be accessed via Weavers Yard at the head of an alley running north off Back Lane.

Detailed planning consent has been granted to convert into five residential dwellings, two with one bedroom and three with two bedrooms.

The sixth unit is to be retained as a retail unit.

The **approved plans** and **elevation designs** are shown within the brochure, but for complete information please visit the planning department pages on Yorkshire Dales National Park Authority's website (<https://www.yorkshiredales.org.uk/planning/view-planning-applications>) using the reference S/03/148H for 'full planning permission for conversion of the existing residential unit situated above and to the rear of the retail space into 3 No. (C3) residential units and conversion of former abattoir into 2 No. (C3) residential units'.

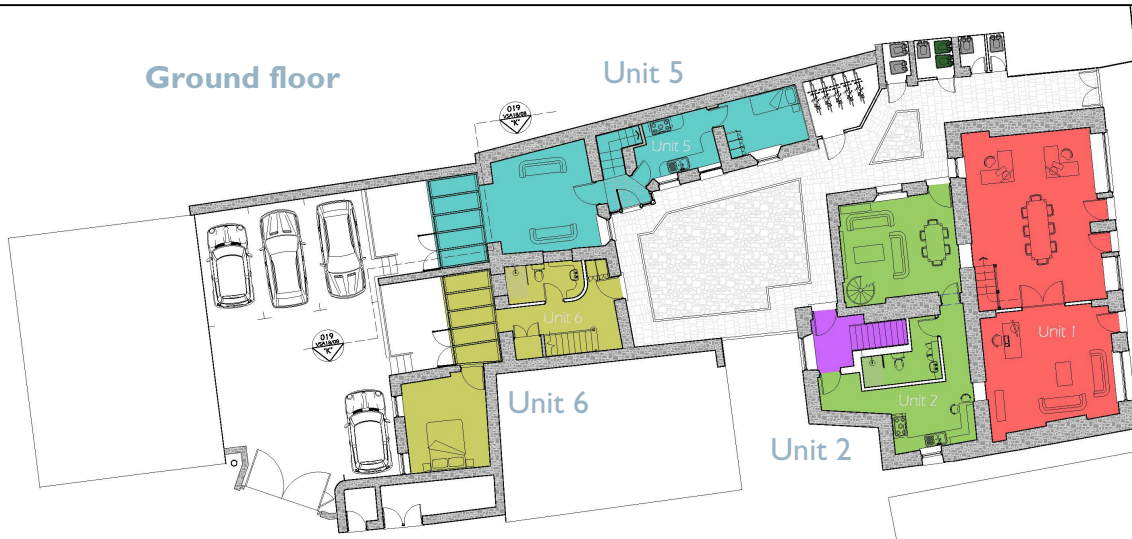
Unit ref.	Type	Local occupancy	Bedrooms	Size (sq m)
1	Retail			85
2	Residential	No - existing	1	68
3	Residential	No - existing	2	88
4	Residential	No - existing	2	77
5	Residential	Yes	2	75
6	Residential	Yes	1	81

Some occupancy restrictions apply - a s106 agreement is in place with Yorkshire Dales National Park and further information on the local occupancy can be found on the YDNPA planning portal or from the agent.

To find the property - on foot, head down Main Street and No. 37-39 is on the right hand side opposite The Black Bull. If travelling by car, parking is available at the nearby car park on Joss Lane.

/// *what3words reference: without.outdoor.buzzards*

Ground floor

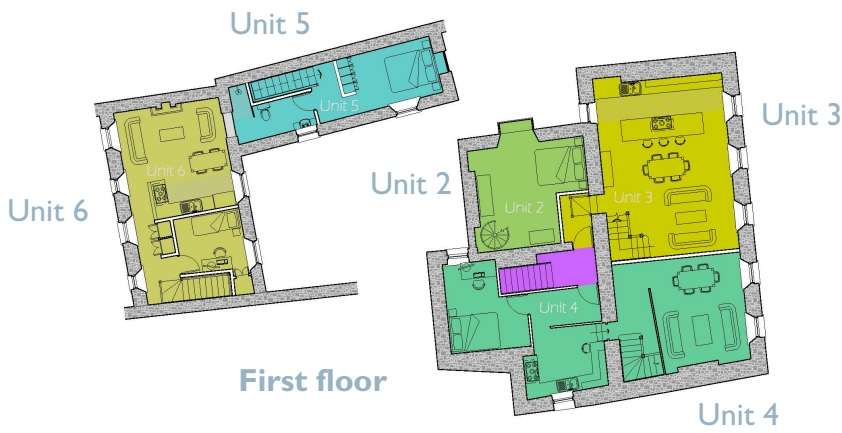


Unit 1 - retail space

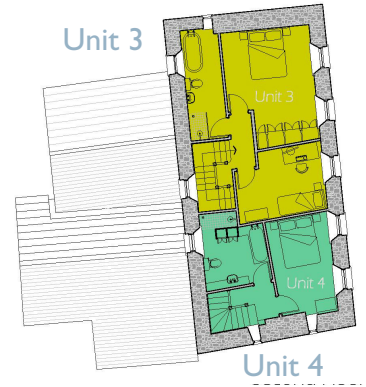
Cellar



Proposed plans



Second floor



Unit 6

Unit 5

Unit 2

Unit 3

First floor

Unit 4

Unit 3

Unit 4



Site plan

East Elevation: Courtyard

1:50



Proposed elevations



North Elevation: Main Street

1:100



South Elevation: Courtyard

1:100



West Elevation: Courtyard

1:100



South Elevation

1:100



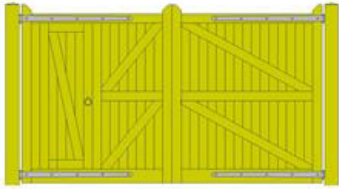
North Elevation: Courtyard

1:100



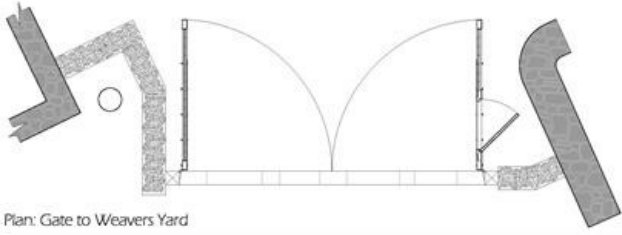
East Elevation: Courtyard

1:100



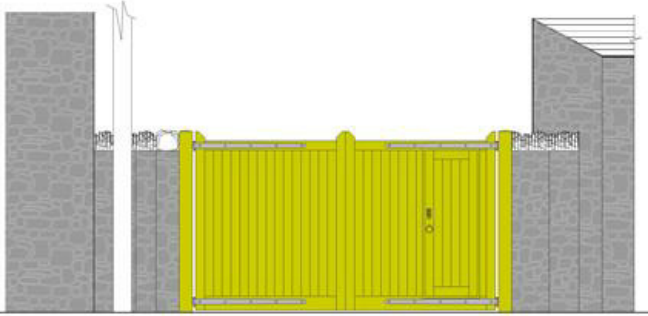
North (rear) Elevation

1:20



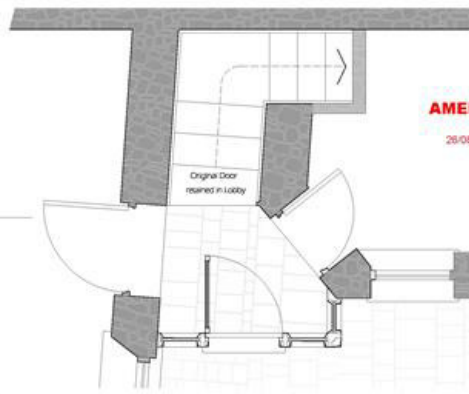
Plan: Gate to Weavers Yard

1:20



South Elevation to Weavers Yard

1:20



Plan: Entrance Lobby

1:20

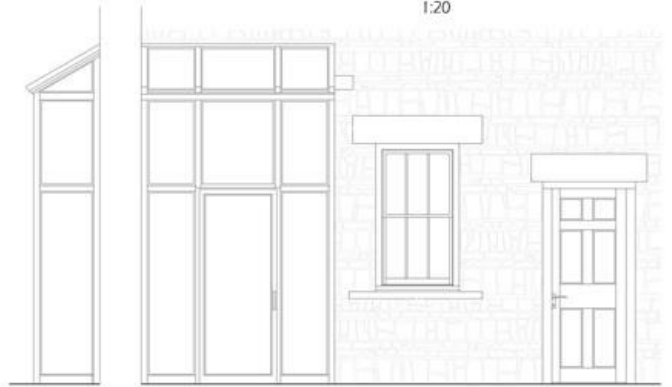
AMENDED
26/08/20



Full Height & Lintel Exposed Within Room

Section 'K' - 'K' : Tall Doors (Unit 6)

1:20



North & East Elevation to Courtyard

1:20

Metallic Steel glazed frame system to preserve industrial character

Proposed elevations



West Elevation: Courtyard

1:50

Self Doors



South Elevation

1:50

Tall Doors within lean too will be fully exposed within the room via an open truss roof arrangement
Section 'K' - 'K' V0A18/08 - 015

A historic Dales town

The **picturesque market town** of Sedbergh is a popular choice for those looking to combine small town life with a stunning rural environment. Actually in Cumbria, it is part of the **Yorkshire Dales National Park** and has a thriving local community. At the foot of the Howgill Fells it sits on the north bank of the River Rawthey which goes on to join the River Lune. Culturally, Sedbergh is very active with dozens of groups and societies as well as being a 'Book Town'.

There is a good range of local facilities, a large Spar and a lovely independent grocers, cafes, restaurants and pubs including the award winning Black Bull Inn, a weekly market, two tennis courts and through locally based clubs Sedbergh residents are able to use the swimming pool and squash courts of Sedbergh School as well as various activities in the indoor sports hall - all within walking distance. This is a wonderful facility for the residents of Sedbergh and really something to shout about for a small Dales town.

Surrounded by thousands of square miles of moors, valleys and hills, the magnificent scenery of the Yorkshire Dales is all around. Also close by and perfect for day trips are **The Lake District**, the gently rolling **Lune Valley** and the **Forest of Bowland**. This is a perfect location if you enjoy everything the great outdoors has to offer.

The market towns of **Kendal** (11 miles) and **Kirkby Lonsdale** (11.4 miles) are handy. There is a station at **Oxenholme** (9.7 miles) on the West Coast line with J37 of the M6 being 4.7 miles distant. Airports are at Leeds Bradford (60.7 miles), Manchester (86.9 miles) and Liverpool (92.6 miles).



The River Rawthey



An aerial view of Sedbergh



Aerial view



Useful information

Services

There is mains electricity, water and drainage on site.

Planning Authority

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

T: 0300 456 0030 W: www.yorkshiredales.org.uk

Local Authority

South Lakeland District Council, South Lakeland House, Lowther, Street, Kendal, Cumbria, LA9 7QU.

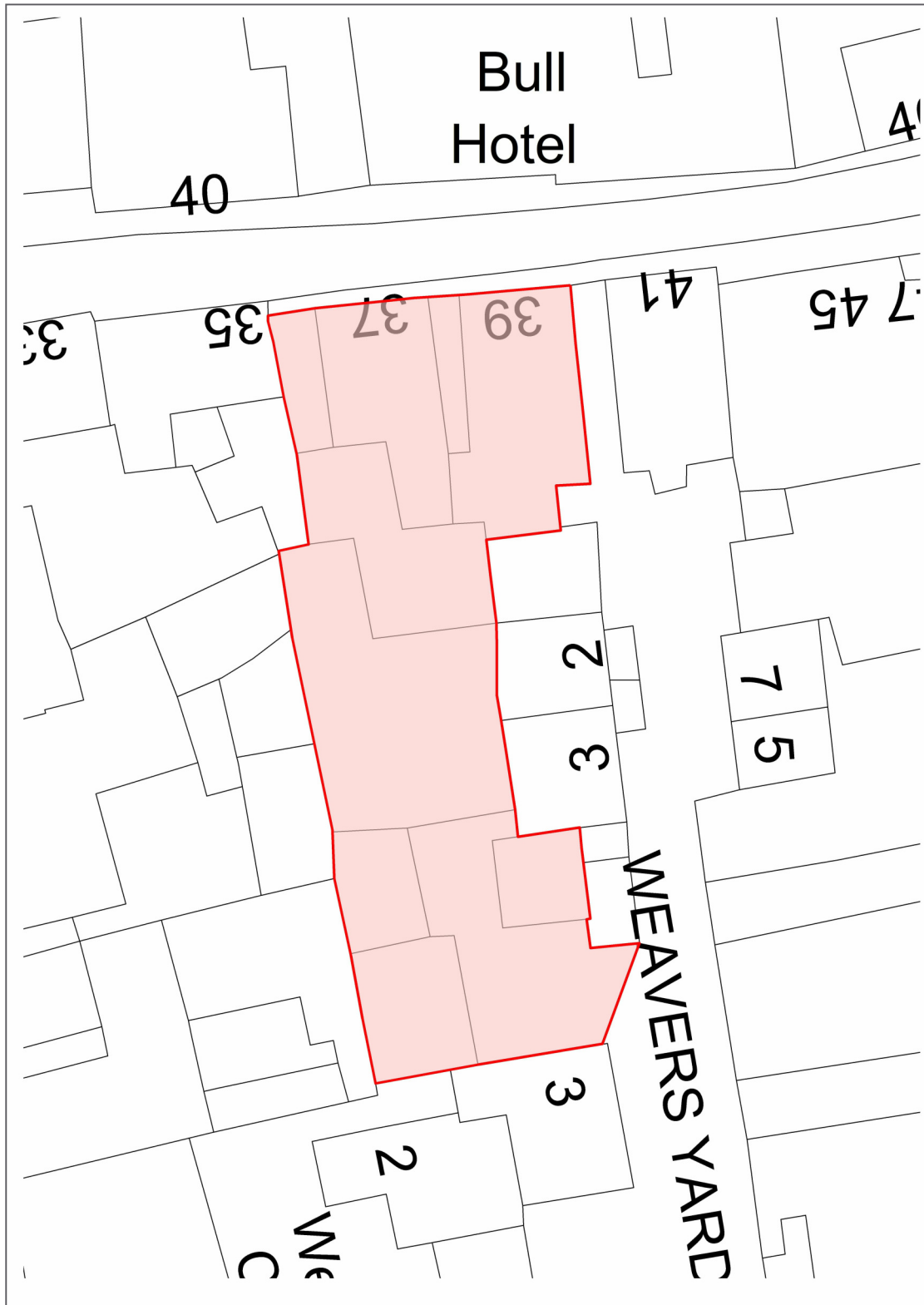
T: 01539 733333 W: www.southlakeland.gov.uk

Please note

- The property is Grade II Listed
- A tenant currently occupies the retail space but vacant possession will be given on completion of the sale
- **Viewings are strictly by appointment** only with the selling agents. Please contact the office on 015242 74445

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



Boundary plan - not to scale. For illustrative purposes only.

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