



**FISHER
WRATHALL**
COMMERCIAL



Rear of 38 Main Street, High Bentham, LA2 7HN Offers In The Region Of £155,000

FOR SALE - Detached Former Bakehouse Building, part of what was Barwise bakery, situated to the rear of 38 Main Street.

Offering great character and potential this commercial building offers scope to be converted into residential accommodation for which planning approval was granted on 12th April 2024, by North Yorkshire Council under application number ZA24/25766/FUL.

Viewing essential to fully appreciate the potential of the building.



Location

High Bentham is a thriving traditional market town with a range of shops and amenities available including the local auction mart.

High Bentham is ideally placed for access to the Yorkshire Dales, Ingleton Caves and the Lake District.

There is a railway station giving access to Lancaster, Leeds and beyond.

The road network gives access to all local towns and the M6 motorway network.

Description

Tucked away!

Character traditional detached commercial premises situated to the rear of 38 Main Street, formerly used as a bakehouse.

The premises afford great potential for converting into residential living accommodation. Planning permission for Conversion to a 2 bedroomed dwelling was granted on 12th April, 2024 by North Yorkshire Council under planning decision number ZA24/25766/FUL.

Of particular interest to developers and investors or private owner occupiers.

Accommodation

Detached Former Bakehouse Building

25'1" x 13'6" (7.65m x 4.14m)
2 storey premises plus ground floor lean-to 3.81m x 2.77m (about 12'6" x 9'1") formerly used as part of the Barwise bakery before the business closed down.

Garden

Raised lawn area with shrubs.

Driveway

Driveway access from the rear.

Planning Approval

Planning permission granted on the 12th April, 2024 under planning decision number ZA24/25766/FUL for Conversion of redundant bakehouse to a two-bedroom dwelling under North Yorkshire Council (Craven).

Viewing Arrangements

Strictly by appointment with the sole agents Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN tel: 01524 69922 or email: info@fwcommercial.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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