



**FISHER
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Kings Yard Mews Bainbridge Road, Sedbergh, LA10 5BJ
Price Guide £450,000



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Location

Sedbergh is a popular tourist town and the largest conurbation in the beautiful Yorkshire Dales National Park, situated at the foot of The Howgills with easy access to the M6 and Oxenholme station with a shortage of residential housing.

Kendal is approx. 10 miles to the West with J37 of the M6 motorway approx. 5 miles to the West via the A684.

The site is located in the centre of Sedbergh fronting Bainbridge Road.

Description

A mix of old single and two storey buildings, formerly workshops and garages in a courtyard setting off Bainbridge Road.

Unique town centre development site within short walking distance of all local amenities. Clearance of the site is required so that it is ready for re-development.

7 units proposed, 2 and 3 storeys in height and 3 and 4 bedrooms in size with terraced houses, semi detached houses and detached houses. Total site area approx. 0.34 acres.

Accommodation

Various sizes of properties proposed.

Plot 1 - End Terraced House - 4 beds and 3 storey at 1,324 sq.ft.

Plot 2 - Mid Terraced House - 4 beds and 3 storey at 1,324 sq.ft.

Plot 3 - End Terraced House - 4 beds and 3 storey at 1,485 sq.ft.

Plot 4 - Semi Detached House - 3 beds and 2 storey at 1,008 sq.ft.

Plot 5 - Semi Detached House - 3 beds and 2 storey at 1,008

sq.ft.

Plot 6 - Detached House - 3 beds and 2 storey at 1,024 sq.ft.

Plot 7 - Detached House - 3 beds and 2 storey at 1,100 sq.ft.

Full PDF available with all relevant planning documents within.

Planning Permission

Yorkshire Dales National Park Authority granted planning permission on 5th June 2023 under application no. S/03/606A for the following:

Full planning permission and relevant demolition of an unlisted building in a conservation area in respect of demolition of the existing commercial buildings and erection of 7 No. residential dwellings with associated means of access, parking and landscaping. Location - Kings Yard, Bainbridge Road, Sedbergh, LA10 5AU.

This decision notice should be read in conjunction with the S106 legal agreement dated 30th May 2023, which secures 2no. dwellings for local occupancy.

All units are open market with the exception of 4 and 5 which are local occupancy restricted.

Services

All mains services in the locality.

Selling Features of Sedbergh

Very sought after town to live in with excellent demand for properties as soon as they become available, for open market purchase and for investment purchase for letting.

Consistently few properties available, not only on the open market but also for local occupancy. Considerable number of job vacancies awaiting job seekers restrained by the lack of housing and therefore local occupancy.

Green credentials of newly built properties a really big selling point now because of the running costs of utilities.

Many residents have connections to the well known Sedbergh Independent School.

Significant Broadband available through B4RN - Broadband for the Rural North Ltd.


Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange 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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