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DAVID HILL



Parish Rooms Giggleswick Settle BD24 0AP

COMMUNITY USE RESTRICTION

Former Parish Rooms comprising a Grade II Listed semi detached traditional stone building within a limited plot fronting directly onto Bankwell Road in the heart of Giggleswick on the north western edge of the market town of Settle.

Guide Price £225,000

Parish Rooms Giggleswick Settle BD24 0AP

• Settle 1 mile • Skipton 16 miles • Kirkby Lonsdale 18 miles • Carnforth 25 miles

Location

The property is situated in the small village of Giggleswick on the north western edge of Settle.

Settle offers a good range of amenities and services including independent shops, primary and secondary schools with Giggleswick independent School in nearby Giggleswick. There is a Booths supermarket and a railway station on the famous Settle to Carlisle line together with good access by road via the A65.

Description

The building is entered from a rear courtyard via a porch to an inner hall with stairs to the first floor. There is a store room and a separate cloakroom with two w.c.'s. The kitchen is a through room with pantry cupboard and alcoves beyond which is a second hall with vestibule and external door. There is a second store room with mullion windows and a meeting room.

The first floor landing gives way to a third store room with limited headroom and a vestibule that opens into a spacious hall.

Outside

There is a separate fuel store and small enclosed garden area with the full extent of the property shown edged red on the sale plan.

There are rights of way sufficient to serve the existing use of the building over the access and yard area..

Restriction on Use

The property has been identified by the local authority (Craven District Council) as an existing 'Community Facility and Social Space' and this use will be protected under Policy INF2 of the current local plan.

Overage

The property is sold subject to an overage clause in relation to future residential and commercial change of use that will entitle the vendor and their successors in title to 50% of any uplift in value generated by the grant of planning permission for change of use. The term of the overage clause will be 30 years from the date of completion of the sale.

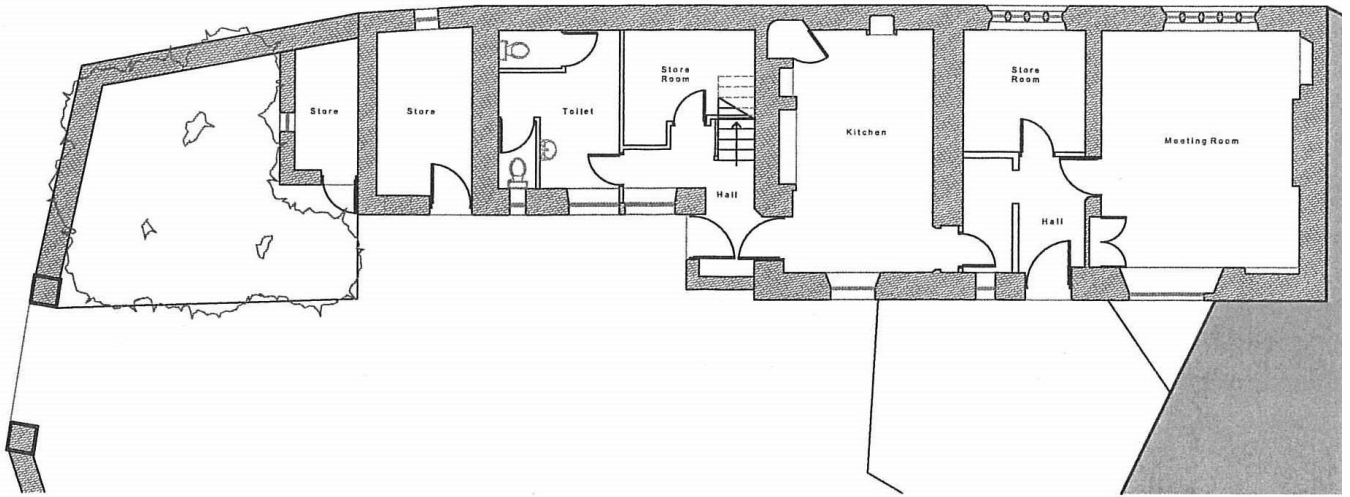
Tenure

Freehold

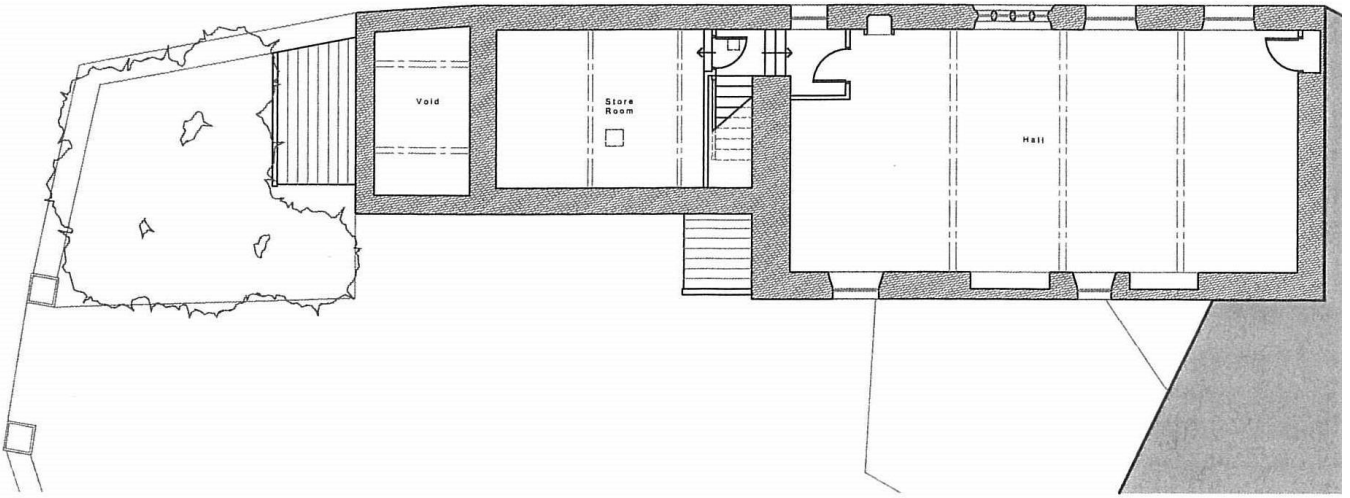
Directions

From Skipton head north west on the A65 to Settle continuing straight across at the roundabout onto the bypass (A65) turning right after about 1km onto Raines Road. Follow Raines Road to the mini roundabout continuing straight across, still on Raines Road before turning right after about 100 metres onto Bankwell Road. Continue on Bankwell Road for about 600 metres where the property can be found on the left. A for sale sign has been erected.





Ground Floor Plan



First Floor Plan





The New Ship, Mill Bridge, Skipton, BD23 1NJ

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