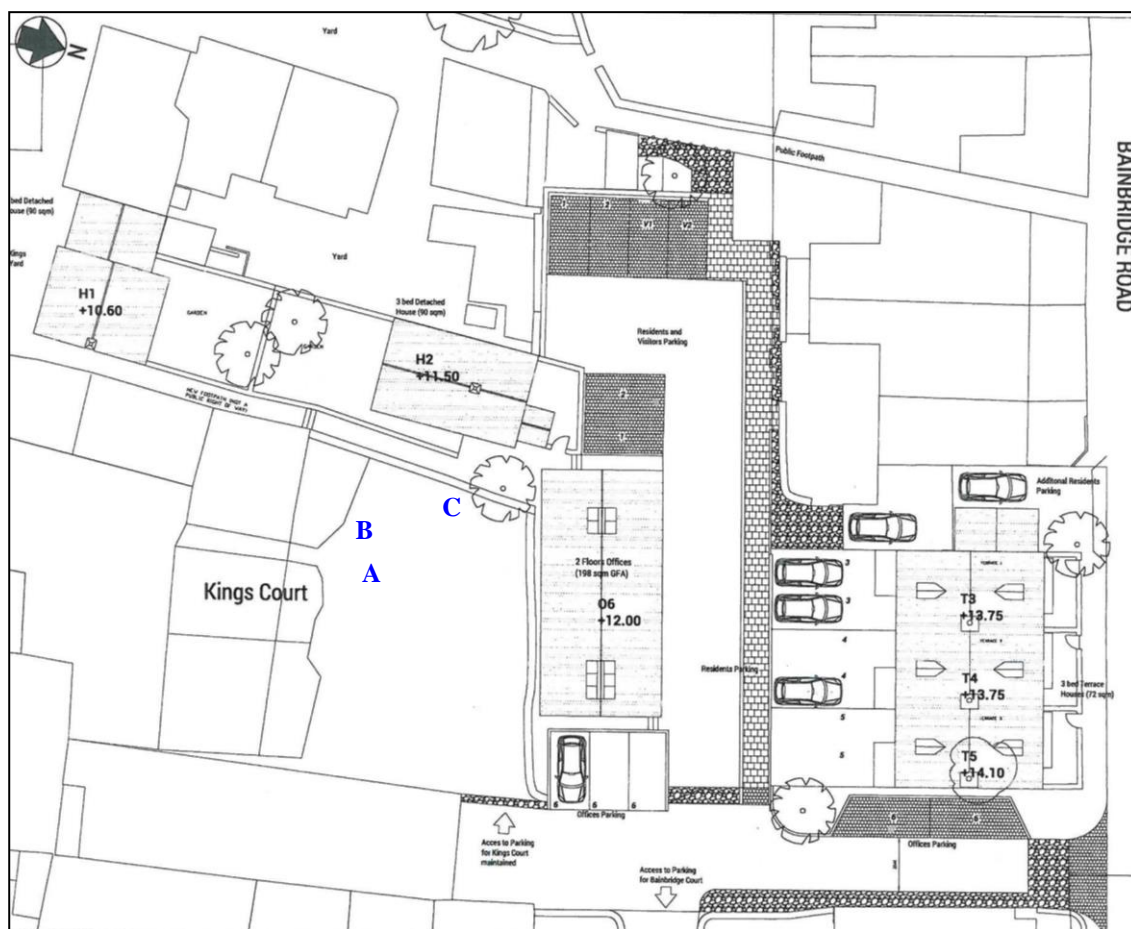


DEVELOPMENT OPPORTUNITY

PLOT WITH PLANNING APPROVAL
FOR FIVE LOCAL OCUPANCY DWELLINGS &
AN OFFICE BUILDING WITH SIX UNITS

Kings Yard, Sedbergh, Cumbria, LA10 5BJ



(for identification purposes only - not to scale)

An opportunity to purchase a substantial development plot in the heart of the Yorkshire Dales National Park with planning permission for two detached three-bed dwellings, two three-bed terraced and one four-bed terraced dwellings, all subject a local occupancy condition, and an office buildings for six units in the attractive market town of Sedbergh

GUIDE PRICE: OIRO £440,000

Sole Agents: Richard Turner & Son, Crooklands Office

Tel: 015395 66800 Email: kendal@rtturner.co.uk www.rturner.co.uk

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54

LOCATION

The site is situated just off Bainbridge Road, in the centre of Sedbergh and a plan is attached hereto. The postcode for the Kings Yard is LA10 5BJ.

DIRECTIONS

From the A684, Station Road, head towards Sedbergh town centre, just before reaching the town, turn left onto Highfield Road, at the end of the road, turn left and then immediately right onto Bainbridge road. The site is approximately half way along this road on the right.

DESCRIPTION

The site forms part of Kings Yard at Sedbergh and comprises a large yard area with garaging and workshops which require demolishing prior to the commencement of the development. The site provides an exclusive opportunity to acquire a development plot located in the popular town of Sedbergh. The site benefits from all mains services being located close by and has been granted planning permission for five local occupancy dwellings and an office building. A copy of the planning permission decision notice, dated 27 April 2017 (ref. S/03/606), is included herewith. Copies of the Notes and S106 agreement are available on the YDNP website or in paper format on request from Richard Turner & Son.

Indicative Site Plan (for identification purposes only – not to scale)



Existing Buildings:



TOWN AND COUNTRY PLANNING ACT 1990
YORKSHIRE DALES NATIONAL PARK AUTHORITY
(Local Planning Authority)

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR:
PERMISSION TO CARRY OUT DEVELOPMENT**

To: Mrs B Hartley
Garsdale Design Ltd

Decision No: S/03/606

The above named Authority being the Local Planning Authority for the purposes of your application received on 26/01/2016 for full planning permission for demolition of existing buildings and erection of 5no. local occupancy dwellinghouses and a two storey commercial building containing 6no. units for B1 and A2 use at Kings Yard, Sedbergh, SD657921 have considered the said application and have GRANTED permission for the proposal subject to the following Conditions:

1. The development hereby permitted shall be begun (as defined by Section 56 of the Town and Country Planning Act 1990) before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with the details indicated in the following drawings/documents:-

Site location plan
Received 26th January 2016.

Amended terrace elevations drawing number 1411.PA.04 Rev 3
Amended terrace plans drawing number 1411.PA.03 Rev 2
Received 28th March 2016.

Amended detached houses drawing number 1411.PA.05 Rev 5
Received 6th April 2016.

Levels drawing number 1411.PA.06
Received 7th April 2016.

Amended site plan drawing number 1411.PA.02 Rev 3
Received 27th April 2016.

Internal swift boxes document

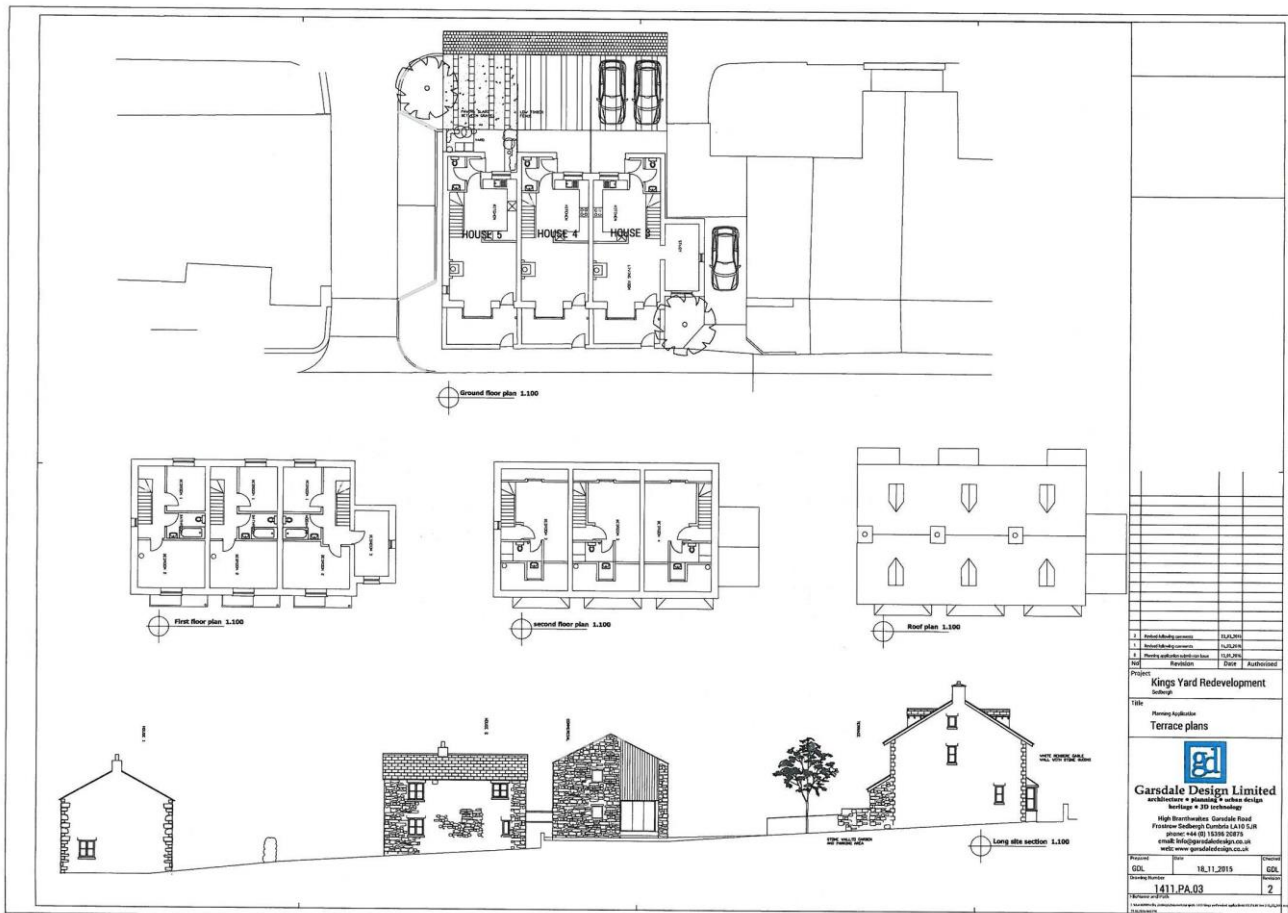
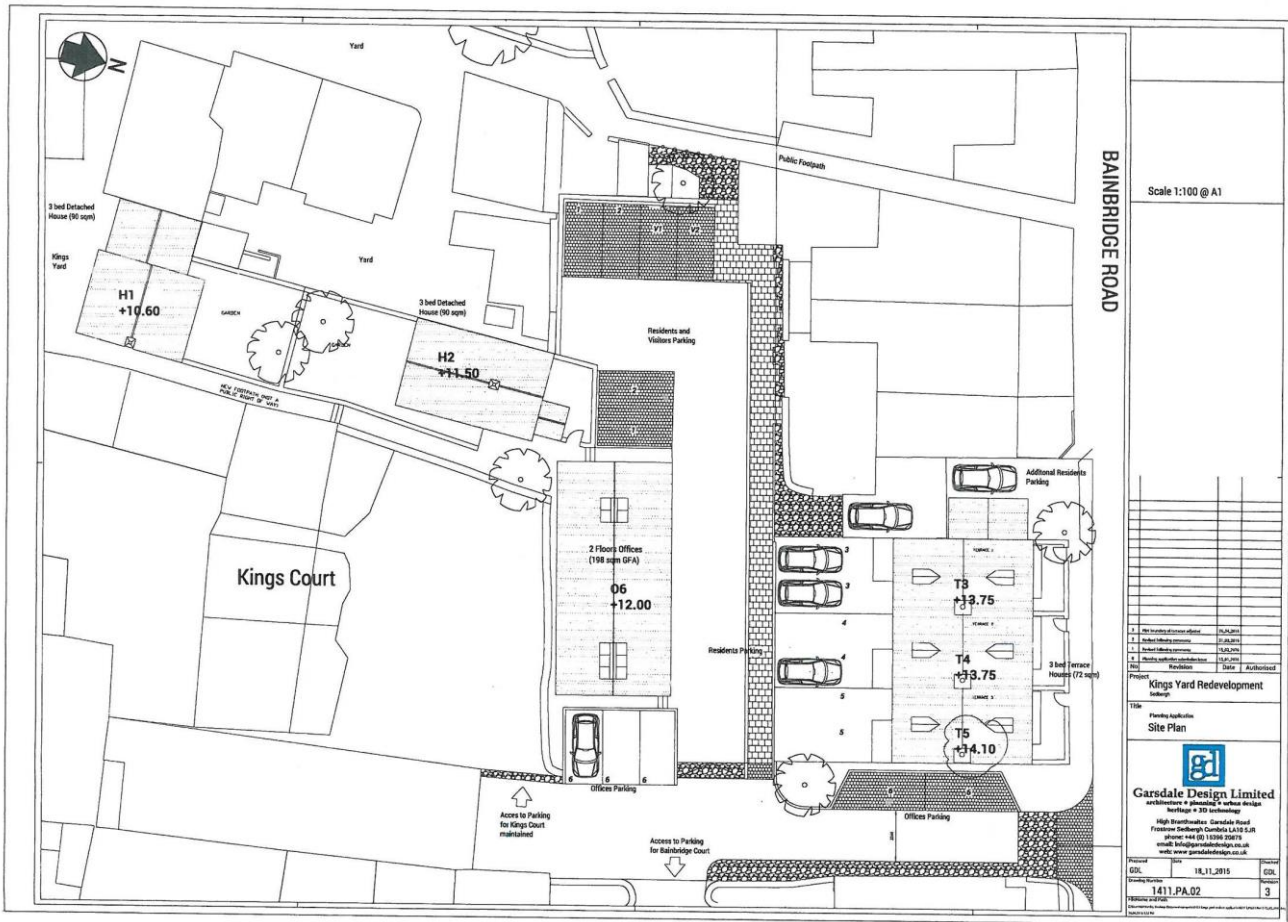
Envirotech bat survey
Received 26th January 2016.

Date: **27 APR 2017**

Redacted by YDNPA

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Designation
HEAD OF DEVELOPMENT MANAGEMENT
FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

PL

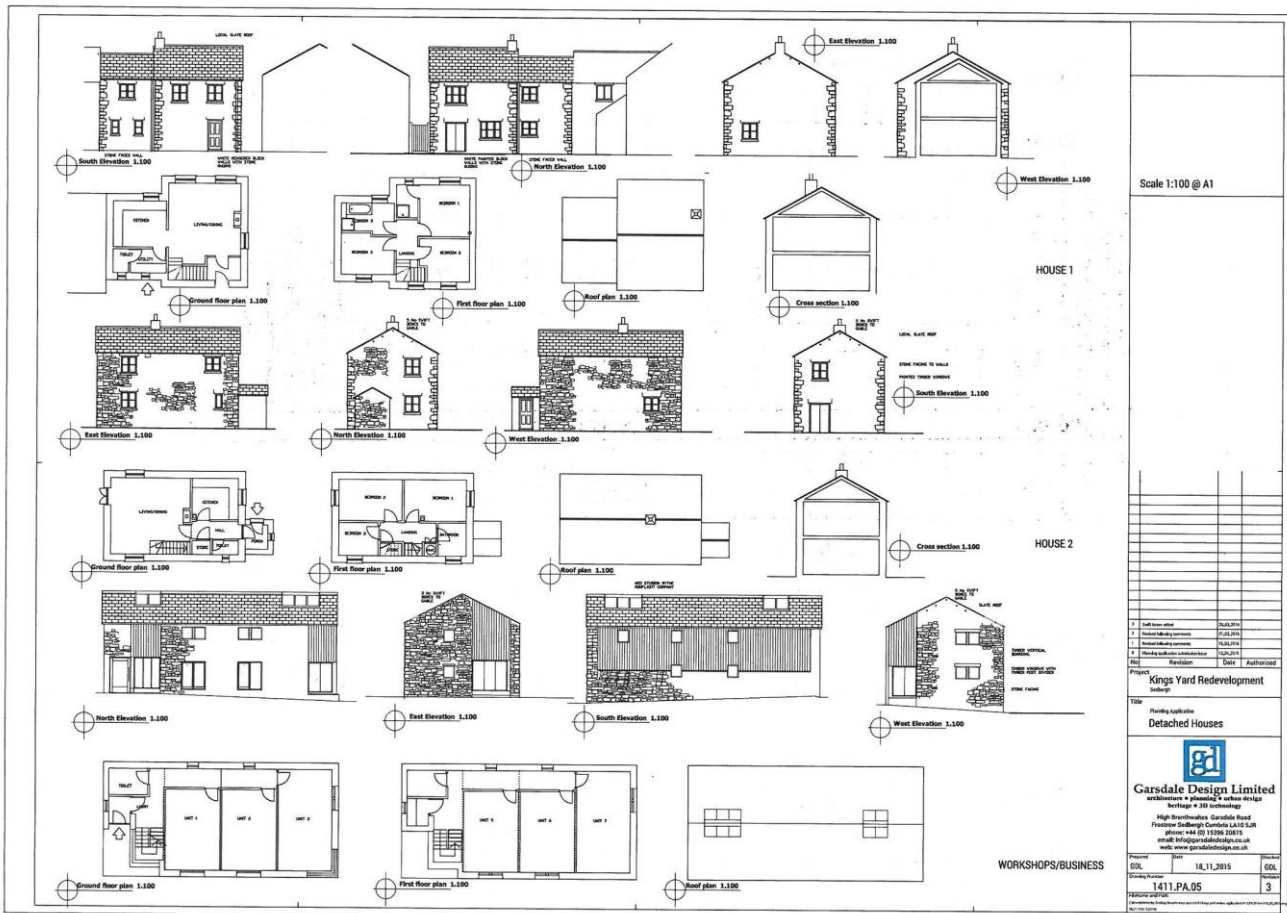




Scale 1:100 @ A1

1	Architect	PLS/PLM
2	Structural Engineer	PLS/PLM
3	Quantity Surveyor	PLS/PLM
4	Planning Consultant	PLS/PLM
5	Party Wall Consultant	PLS/PLM
6	Other	PLS/PLM
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100	Other	PLS/PLM

Project: Kings Yard Redevelopment
 Title: Terrace elevations and sections
 Garsdale Design Limited
 High Bromtholme Garsdale Road
 Fosseville Southglazby Cumbria LA10 2LN
 phone: +44 (0) 14796 20875
 email: info@garsdale-design.co.uk
 web: www.garsdale-design.co.uk
 Date: 18.11.2015
 Drawing No: 1411.PA.04
 Scale: 1:100
 Sheet: 3



Scale 1:100 @ A1

1	Architect	PLS/PLM
2	Structural Engineer	PLS/PLM
3	Quantity Surveyor	PLS/PLM
4	Planning Consultant	PLS/PLM
5	Party Wall Consultant	PLS/PLM
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100	Other	PLS/PLM

Project: Kings Yard Redevelopment
 Title: Detached Houses
 Garsdale Design Limited
 High Bromtholme Garsdale Road
 Fosseville Southglazby Cumbria LA10 2LN
 phone: +44 (0) 14796 20875
 email: info@garsdale-design.co.uk
 web: www.garsdale-design.co.uk
 Date: 18.11.2015
 Drawing No: 1411.PA.05
 Scale: 1:100
 Sheet: 3

SERVICES Mains water, electric and sewerage.

VIEWING Viewing of the site is at any time in daylight hours with a set of these particulars to hand (with the exception of the interior of the buildings).

Viewing of the interior of the buildings is strictly by appointment with the selling agents – Richard Turner & Son, 14 Moss End, Crooklands, LA7 7NU. Tel: 015395 66800.

Please note that prospective purchasers enter the site at their own risk.

GENERAL REMARKS AND STIPULATIONS

LOCAL AND SERVICE AUTHORITIES

Lancashire County Council, County Hall Preston Tel: (01772) 254868

Lancaster City Council, Town Hall, Dalton Square, Lancaster, LA1 1PJ Tel: (01524) 582000

Electricity North West (Electricity Supply) Tel: 0800 048 1820

United Utilities Water Haweswater House, Lingley Mere Business Park, Great Sankey, Warrington Tel: (01925) 23700

PARTICULARS OF SALE

The descriptive particulars (but not the Stipulations and Special Conditions of Sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property

FENCES & BOUNDARIES

The responsibility of fencing of the original boundary of the land has been marked according to the best knowledge of the Vendor, but it is in no way guaranteed and intending Purchasers should make their own enquiries. Any discrepancy in this respect shall not annul the sale nor give rise to any claim for compensation whatsoever.

TOWN PLANNING AND LOCAL LAND CHARGES

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning, the property is sold subject to all Local and Land Charges and any requirements enforceable by any or other Public Authority, and subject to all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchasers shall not be entitled to any compensation, indemnity or right or rescission in respect thereof.

RIGHTS AND EASEMENTS

The Property is sold and will be conveyed with the benefits of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewage and any other pipelines through, over or under any part, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or construction in connection with such rights.

OVERHEAD ELECTRICITY AND TELEPHONE LINES AND UNDERGROUND CABLES

The Purchaser of the Property shall take it subject to such wayleaves as effects the same.

DISPUTES

Should any dispute arise before or after the date fixed for Completion between the Purchasers or between the Vendor and the Purchaser as to the interpretation of the Particulars or any matter whatsoever arising therefrom, or thereout, that matter in dispute should be referred to the arbitration of Richard Turner of Richard Turner & Son, whose decision shall be final and binding on the parties in dispute

MISREPRESENTATION ACT 1967

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.

Location Plan

