

01756 795621
www.david-hill.co.uk

DAVID HILL



School Hall Burton in Lonsdale Carnforth LA6 3JU

COMMUNITY USE RESTRICTION

A former school hall comprising a semi detached stone building enjoying a prominent roadside position in the heart of Burton in Lonsdale.

Guide Price £135,000

School Hall Burton in Lonsdale Carnforth LA6 3JU

• Kirkby Lonsdale 6 miles • Ingleton 3 miles • Settle 13 miles • Skipton 28 miles • Lancaster (M6) 15 miles • Kendal 19 miles •

Location

The School hall enjoys a prominent central position in the centre of Burton in Lonsdale adjoining the former Methodist Church. The nearby village of Bentham provides a useful range of services including shops, a primary school, auction mart, railway station, various pubs and eateries and a golf course. Access by road to either North Yorkshire, Cumbria or Lancashire is excellent with junction 34 (M6) just 15 miles to the west on the edge of Lancaster.

Description

The building is entered from the High Street (A687) via a vestibule into the main hall with parquet floor and raised level windows. A central passage off the main hall gives access to a generous kitchen and a separate store room, both of which have full height folding timber doors giving direct access to the main hall. The kitchen has a parquet floor and a range of base and wall units with laminate work surface, tiled splash and stainless steel sink. There is a dormer style window looking onto the narrow covered rear yard.

The separate store has boarded floor and a single side window. Also accessed from the hall is an accessible cloakroom.

An external door leads out to a narrow covered yard area with separate W.C. Stone steps lead down from the covered yard to a useful cellar.

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.

Services

We understand the property is connected to mains water, mains drainage and mains electricity.

Tenure

Freehold.

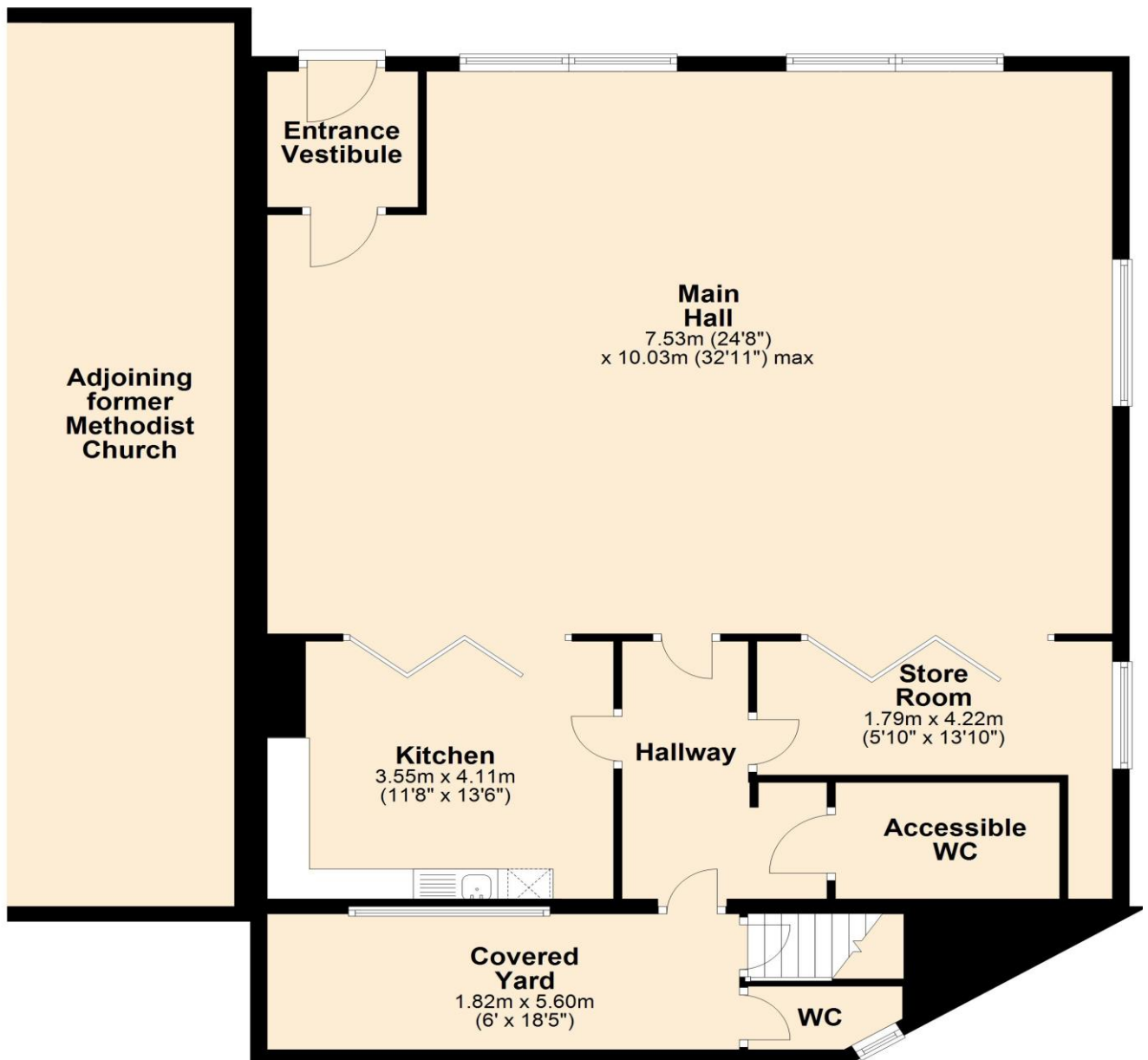
Directions

From Ingleton head north on the A65 towards Kendal turning left at 'Country Harvest' onto A687 signed Lancaster, and continue to Burton in Lonsdale. The School Hall can be found on the left in the centre of Burton in Lonsdale opposite the Post Office. A for sale sign has been erected.



Ground Floor

Approx. 154.9 sq. metres (1667.3 sq. feet)



Total area: approx. 154.9 sq. metres (1667.3 sq. feet)



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

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

