



High Pole Buildings Sutton in Craven BD20 7BE

COMMERCIAL USE RESTRICTION

Two basic buildings with the larger having permission to service and garage up to eight HGV's and the smaller for agriculture/forestry use. The buildings are situated in an elevated rural position between the village of Sutton in Craven and the town of Keighley.

Guide Price £300,000

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- Sutton in Craven 1.5 miles • Keighley 3.5 miles • Settle 13 miles • Skipton 7 miles • Colne (M65) 9 miles • Bradford 14 miles •

Location

The property is off Pole Road in an elevated rural position accessed from the village of Sutton via Ellers Road to the north and from the larger town of Keighley in the east via the village of Laycock and Green Sykes Road.

Description

The property is accessed from Pole Road via a right of way through a new entrance and section of access drive that leads round to a useful yard area between two buildings.

Building 1

(105’ x 45’) of steel portal frame construction with corrugated sheet and concrete block walls. Concrete floor incorporating vehicle inspection pits. Mezzanine storage with part secure storage below.

Gross Floor Area (excluding mezzanine) - 4275 sqft.

Building 2

(75’ x 30’) of steel portal frame construction with block walls and part stone facing.

Gross Floor Area - 2250 sqft.

Planning permission for a further industrial unit measuring (13.90m x 9.00m) to be sited within the yard to the south of the existing buildings was approved under Decision No: 66/2013/13861 dated 23 October 2013. This permission was not implemented and has now lapsed.

Restriction on Use

The property has been identified by the local authority (Craven District Council) as business premises and as such the existing use will be protected under Policy EC 2 of the current local plan.

Interested parties must first seek confirmation from the local authority that their proposed use for the buildings is policy compliant.

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

Mains electricity is connected to the larger building.

Tenure

Freehold.

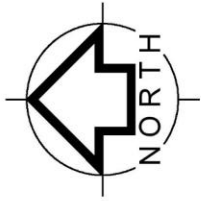
Viewing

Strictly by appointment only.

Directions

From Sutton in Craven continue south on Holme Lane past the park onto High Street which in turn becomes Ellers Road. Continue on Ellers Road climbing steeply to the top where Ellers Road becomes Green Sykes Road. As you begin to drop down the other side towards Laycock turn right onto Pole Road where High Pole farm can be found on the left after about 1 mile.

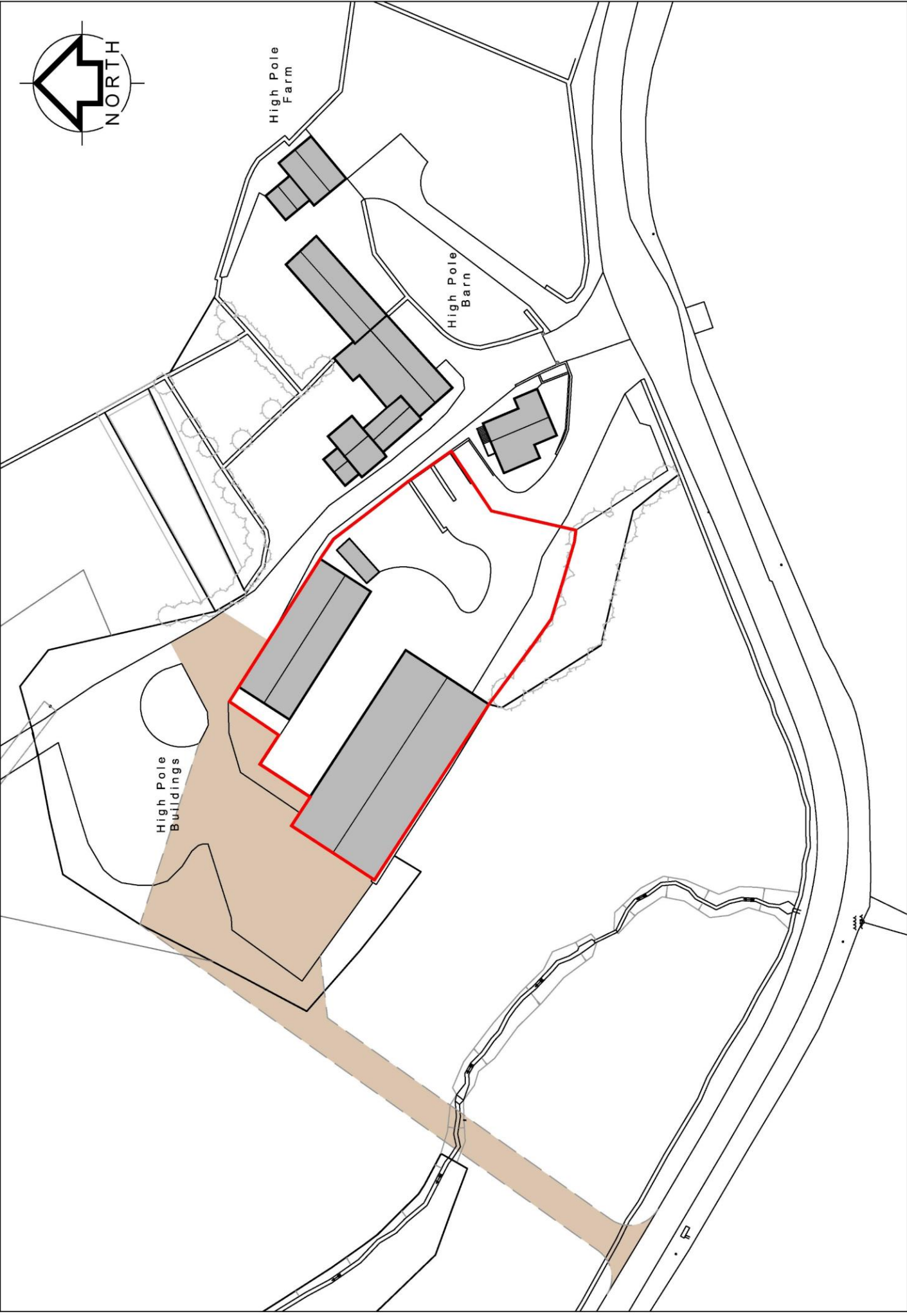




High Pole
Farm

High Pole
Barn

High Pole
Buildings



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