

# DM HALL

# For Sale

Retail/Residential/  
Redevelopment  
Site

The Old School  
House, Joss Lane,  
Sedbergh

OIRO £785,000  
(Offers In The  
Region Of)

Commercial: 3122sq ft  
Residential: 1688sq ft  
Total 4810 sq. ft





# Property Details

- Prominent Location
- Opportunity to redevelop
- Fabulous Views
- Large site
- OIRO £785,000 for the Freehold

## LOCATION:

The town of Sedbergh is located in Cumbria, sitting on the border of the Yorkshire Dales National Park. With an approximate residential population of around 3,000, Sedbergh is not only a thriving community but also a popular tourist destination, beautifully framed by the Howgill Fells. The town is renowned as one of the UK's official Book Towns and is also home to the highly regarded Sedbergh School, an independent institution with an excellent reputation

## DESCRIPTION:

Known locally as The Old School House and dating back to 1843, this impressive distinctive property occupies a fabulous and extremely prominent position as you head up Joss Lane towards Fairholme. Set on an extremely generous plot, the property enjoys beautiful, far-reaching views of the fells to the front and the Howgills to the rear, creating a truly picturesque setting.

The property comprises a mixed-use building that combines retail/showroom space with workshop accommodation, alongside an adjoining three-bedroom residential unit. In total, the accommodation is arranged over three floors. The commercial element provides two levels of space—ground and first floor—together with a useful storage void. The residential section is configured across all three floors.





# Property Details

Accessed directly off Joss Lane, the ground floor of the property features a spacious retail/showroom area, divided into two well-defined retail spaces, together with staff welfare facilities and storage areas.

A staircase leads to the first floor, which offers an impressive open-plan workshop showcasing decorative exposed beams and stunning views from every window.

The residential section comprises three double bedrooms (one being en-suite), a large open-plan living and dining area, kitchen, family bathroom, downstairs wc and also has the benefit of a wash/utility room together with a useful single garage. The residential therefore offers comfortable and versatile living accommodation alongside the commercial section.

To the exterior of the property there is a large car park together with garden areas to the front and sides offering excellent potential for redevelopment.

This is a rare opportunity to purchase a substantial property set on a large plot in a desirable location. The property would be suitable for retail with live in accommodation attached or redevelopment subject to the relevant planning consents to take full advantage of its stunning surroundings and could offer a purchaser one of the most exceptional settings in Sedbergh.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows:

| FLOOR        | SQ M          | SQ FT       |
|--------------|---------------|-------------|
| Commercial   | 290.04        | 3122        |
| Residential  | 156.82        | 1688        |
| <b>Total</b> | <b>446.86</b> | <b>4810</b> |

## SERVICES:

The subjects benefit from mains water, sewers, gas and electricity.

## SALE TERMS:

The property would be offered with full vacant possession to all parts. Our client is seeking offer over £785,000 for the property.









# Property Details

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON DOMESTIC RATES:

The retail element of the property has a Rateable Value of £11,000 per annum. (Full small business rate relief may apply to this section).

## PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.



## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



## Make an enquiry

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