

FOR SALE

Leyburn Police Station

High Street, Leyburn, North Yorkshire, DL8 5AQ

2,390 sq ft (222.1 sq m)



- Charming Market Town Location
- Police Station with Rear Parking
- Conversion Opportunity

Bruton Knowles LLP

1 Roebuck Lane, Sale, Manchester, M33 7SY

Leyburn Police Station

LOCATION

Leyburn is a busy market town situated in mid Wensleydale, in the district of Richmondshire, approximately 18 miles west of the county town of Northallerton.

Leyburn is an attractive market town on the edge of the Yorkshire Dales National Park. The town provides a range of local shops and pubs catering for the needs of the surrounding rural population and tourists.

The town is affluent with mixed-use of both residential and retail offering, presenting an attractive rural location for commuters, families and the elderly.

The property is situated on the High Street on the fringe of the retail zone for the town being positioned a short distance from the Market Place.

DESCRIPTION

The property comprises a two-storey period semi-detached building of stone construction under a pitched tiled roof. The property is arranged as office accommodation with a number of separate conference style rooms, storage rooms and a cell.

The site itself is broadly rectangular with frontage onto the main High Street. To the front elevation, is pedestrianised, whilst the rear elevation comprises a small courtyard area with a garage and outbuilding. The property comprises entrances on both sides of the building.

Although double yellow line parking restrictions apply immediately in front of the property, ample parking is available in close proximity. The archway also provides access to the rear yard for smaller vehicles for on-site parking with sufficient space for up to four cars.

ACCOMMODATION

	Sq ft	Sq m
Ground Floor	924	85.8
First Floor	1,011	93.9
External Stores	213	19.8
Garage	243	22.6
Total (NIA Approx.)	2,390	222.1

RIGHTS OF WAY AND EASEMENTS

The property is sold subject to and with the benefit of any rights of way whether public or private, light, support, drainage, water and

electricity, and other rights and obligations, easements and restrictive covenants and all existing and proposed wayleaves. Access to the property can currently be gained off the High Street.

SERVICES

We understand that the property is connected to mains electric, water and drainage but have not carried out any tests in this regards. Bruton Knowles can therefore provide no guarantees.

EPC CERTIFICATE

The property has an Energy Performance Asset Rating of F 142. A copy of the EPC can be obtained from the Bruton Knowles website as well as within the tender pack which includes other useful information.

LEGAL COSTS

The purchaser is to be responsible for their own legal fees and professional costs associated with the purchase.

PLANNING

As far as the vendors are aware there is no recent planning history associated with the property. Any purchaser will be responsible for carrying out their own planning searches. The Local Authority is Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX.

VIEWING

All viewings are to be made by appointment with the sole agent Bruton Knowles, 1 Roebuck Lane, Sale, Manchester, M33 7SY.



PRICE

Price on application (POA).

CONTACT

Lynn Alderson
07514 492 858
lynn.alderson@brutonknowles.co.uk

Timothy Spencer
07786 337 377
timothy.spencer@brutonknowles.co.uk



Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.