

On behalf of S Muncaster Esq and D J Whitehouse Esq
Joint Administrators of Stannard Homes Limited &
Stannard Homes (Projects) LLP

For Sale

Residential Development Opportunity

The Flying Horseshoe,
Clapham, Nr Settle,
LA2 8ES



Contact

For further information or to arrange an appointment please speak to:

John Leatham
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Andrew Foster
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- Conversion of public house into 8 residential apartments
- Situated in rural location off A65 adjacent to the Yorkshire Dales
- Located next to Clapham Train Station for access to South Lakes and West Yorkshire.
- Property currently part redeveloped

Location

The property is situated in a remote location adjacent to Clapham train station approximately 2 miles west of the Clapham village and 1 mile west from the A65, that links North Yorkshire with the Lake District. The nearest large town is Skipton approximately 20 miles to the South East. The city of Lancaster is located approximately 20 miles to the West. Adjacent occupiers include residential cottages and a mobile caravan park.

Description

The property comprises of a Grade II listed building that previously operated as a public house. Currently it is in the process of being converted into eight residential apartments. The property is of stone construction incorporating large timber sash window frames. The roof has been partially removed but appears to have been dual pitched blue slate beneath a timber frame. The property has been gutted in preparation for redevelopment.

Tenure

We understand that the property is held on a freehold basis.

Planning

Permission was originally granted on 19/04/04 for a change of use of public house/hotel to 8 apartments including demolition of recent single storey extension to reinstate integrity of original structure. The latest permission was granted on 19/11/07 for a scheme to convert the existing public house to form eight new apartments.



Site Area

0.147 Ha (0.364 Acres)

Asking Price

We invite written offers for the freehold interest. Only offers which are accompanied with proof of funding & solicitors details will be considered.

Viewing Details

Viewing is to be arranged via the sole agent GVA Grimley

Contact: John Leatham or Andrew Foster
Tel No. 01132 808 025

Legal Costs

Each party is responsible for their own legal costs.

Additional Information

A sales pack containing additional information is being prepared and will be available on request.

VAT

To be confirmed.

www.gvagrimley.co.uk
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