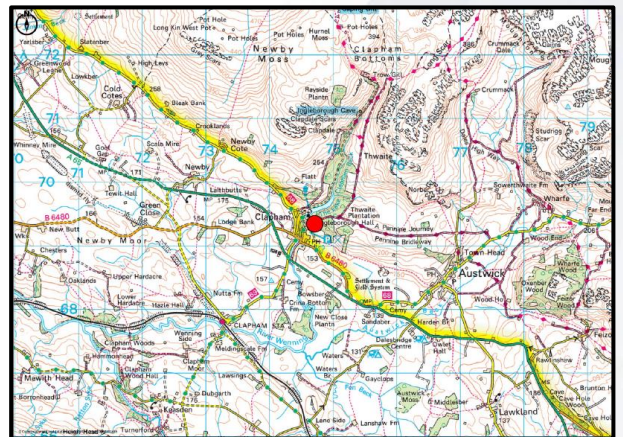




SALE HIGHLIGHTS

- Grade II* listed Former Mansion House currently used as an outdoor education centre.
- Set within 4.12 hectares (10.19 acres)
- Located within the popular village of Clapham and the Yorkshire Dales National Park.
- Potential for a variety of alternative uses (subject to planning permission).



For more information please contact:

MATTHEW BREAR MRICS

Cushman & Wakefield

Mobile: +44 (0)7776 825 393

Email: matthew.brear@cushwake.com

ANGUS SWAIN MRICS

Cushman & Wakefield

Mobile: +44 (0)7717 715 839

Email: angus.swain@cushwake.com

LOCATION

The property is located within the attractive village of Clapham on the western side of the Yorkshire Dales National Park. The village benefits from a village store and the New Inn Public House with further amenities in nearby Ingleton.

The market towns of Settle and Kirkby Lonsdale are a 10/15-minute car journey away with both offering a range of amenities including supermarkets. Clapham is accessed off the A65 which provides a link between Skipton, Kendal and the M6.

DESCRIPTION

The property is accessed off a main drive from Clapham Village centre and was most recently used as a children's outdoor education centre. Prior to this it is assumed to have been a private residence built in 1800s.

Internally the property at ground floor consists of numerous rooms used for a variety of purposes including library, break out zones, offices, kitchen and classrooms.

The first floor is accessed from a magnificent circular staircase. This floor is made up of various sized dormitories with a number benefiting from ensuite facilities.

Within the basement is an oil fuelled central heating system and further storage areas.



Located to the rear of the main house is Thornton Cottage which is currently used as office/ storage space.

To the side of the main building is a single storey temporary classroom block believed to have been in place for some time.

Externally the property is set within significant woodland and lawned areas with both a main drive and secondary drive. There is a pedestrian staff entrance via a tunnel system leading to the side of the main house.

Cushman & Wakefield have been provided with the following floor area for each element of the property, measured on a Gross Internal Area Basis:

	Sq M	Sq Ft
Main House	1,779	19,149
Thornton Cottage	88	947
Classroom Block	218	2,347

The property sits within 4.12 hectares (10.19 acres) of grassland and woodland.



For more information please contact:

MATTHEW BREAR MRICS

Cushman & Wakefield

Mobile: +44 (0)7776 825 393

Email: matthew.brear@cushwake.com

ANGUS SWAIN MRICS

Cushman & Wakefield

Mobile: +44 (0)7717 715 839

Email: angus.swain@cushwake.com

The Misrepresentation Act 1967.

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. May 2019.

PLANNING AND ALTERNATIVE USE

The property is currently used as an Outdoor education centre. It is felt that it would be suitable for several alternative uses, subject to planning permission.

Interested parties should note that the property is Grade II* listed and is also located within the Yorkshire Dales national Park. Subsequently parties should satisfy themselves as to the likelihood of gaining planning permission for an alternative use.

LISTING

As Identified the property is Grade II* under reference 1132400. The listing specifically references both internal and external features which are of interest. For further information please visit www.historicengland.org.uk

ANTI-MONEY LAUNDERING

To discharge its legal obligations, including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information of the successful bidder.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An EPC for the property is not required due to its listed nature.

TERMS

The property is available with vacant possession at an asking price of in excess £1,100,000 + VAT.

Unconditional offers are invited for the freehold interest in the property.

Should the interested party wish to submit a conditional offer, details of the conditions are to be provided with the offer.

INSPECTIONS AND FURTHER INFORMATION

All inspections are to be arranged via the sole marketing agents Cushman & Wakefield. A copy of a drone video can be provided upon request.



For more information please contact:

MATTHEW BREAR MRICS

Cushman & Wakefield

Mobile: +44 (0)7776 825 393

Email: matthew.brear@cushwake.com

ANGUS SWAIN MRICS

Cushman & Wakefield

Mobile: +44 (0)7717 715 839

Email: angus.swain@cushwake.com

The Misrepresentation Act 1967.

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. May 2019.