

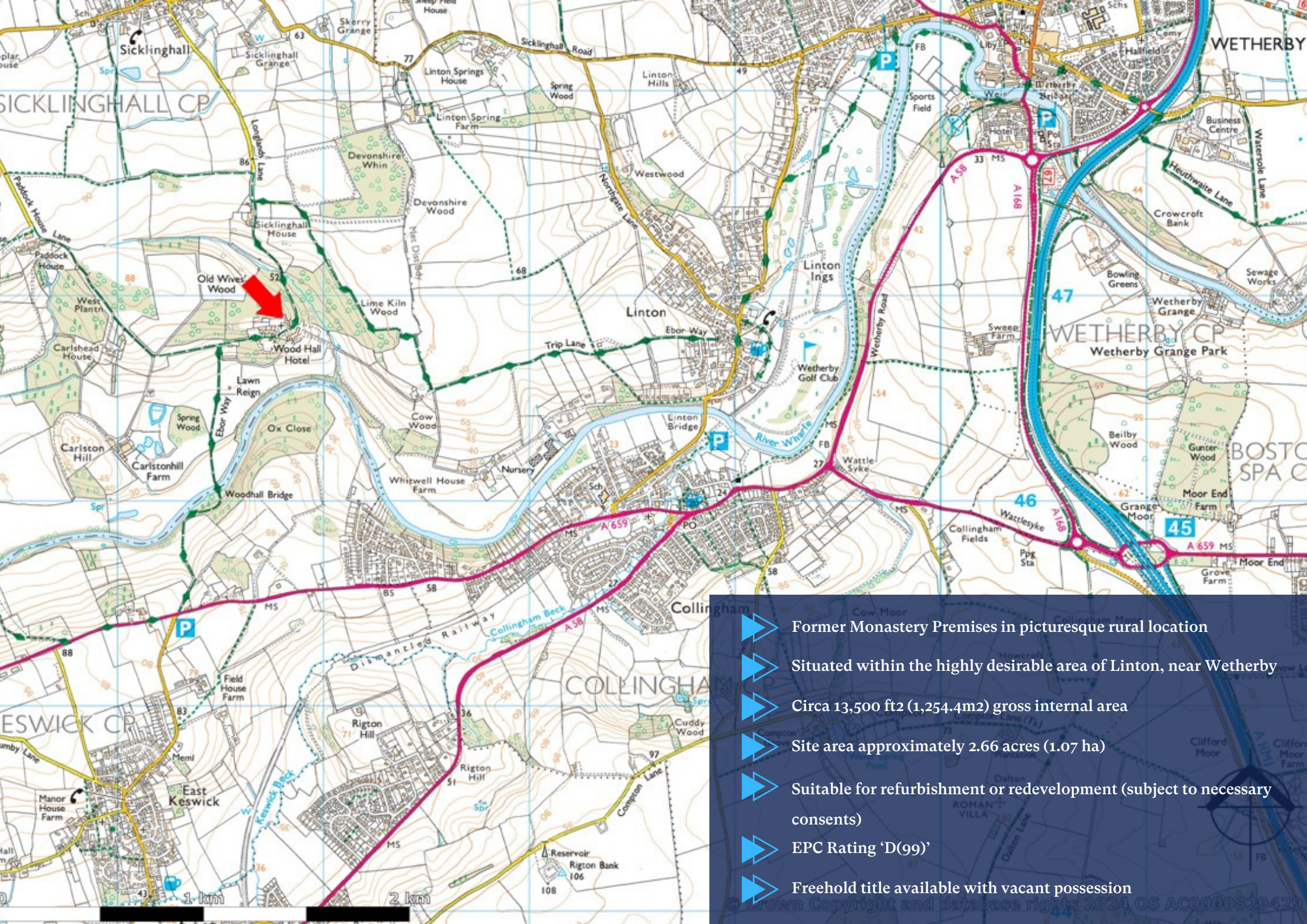


FOR SALE

Carmelite Monastery, Trip Lane, Linton, Wetherby, LS22 4HZ



Sanderson
Weatherall



- Former Monastery Premises in picturesque rural location
- Situated within the highly desirable area of Linton, near Wetherby
- Circa 13,500 ft² (1,254.4m²) gross internal area
- Site area approximately 2.66 acres (1.07 ha)
- Suitable for refurbishment or redevelopment (subject to necessary consents)
- EPC Rating 'D(99)'
- Freehold title available with vacant possession

Location

Situated in a secluded rural location to the rear of Wood Hall Hotel and Spa.

From Main Street, Linton turn into Trip Lane directly opposite The Windmill Inn. Continue along Trip Lane into the Hotel grounds and follow the private driveway to the right of the hotel. Follow the driveway to the left around the hotel and where the car park to the Monastery is located on the right hand side.

Planning

We understand the property is authorised for use as a Monastery, and that this is now classified as a residential institution under Use Class C2. Part of the property is occupied as a Chapel for members of the public and as such we assume Use Class F1. It is understood that the property is situated within Harrogate District, albeit access is along Trip Lane which is in Leeds City Council area.

It is understood that the whole or part of the property may be suitable for reuse for alternative purposes. Alternatively, it may be possible to obtain consent for comprehensive redevelopment, most probably for residential purposes but may be other uses. Interested parties are required to make their own enquiries and satisfy themselves as to the acceptability of their individual proposals.



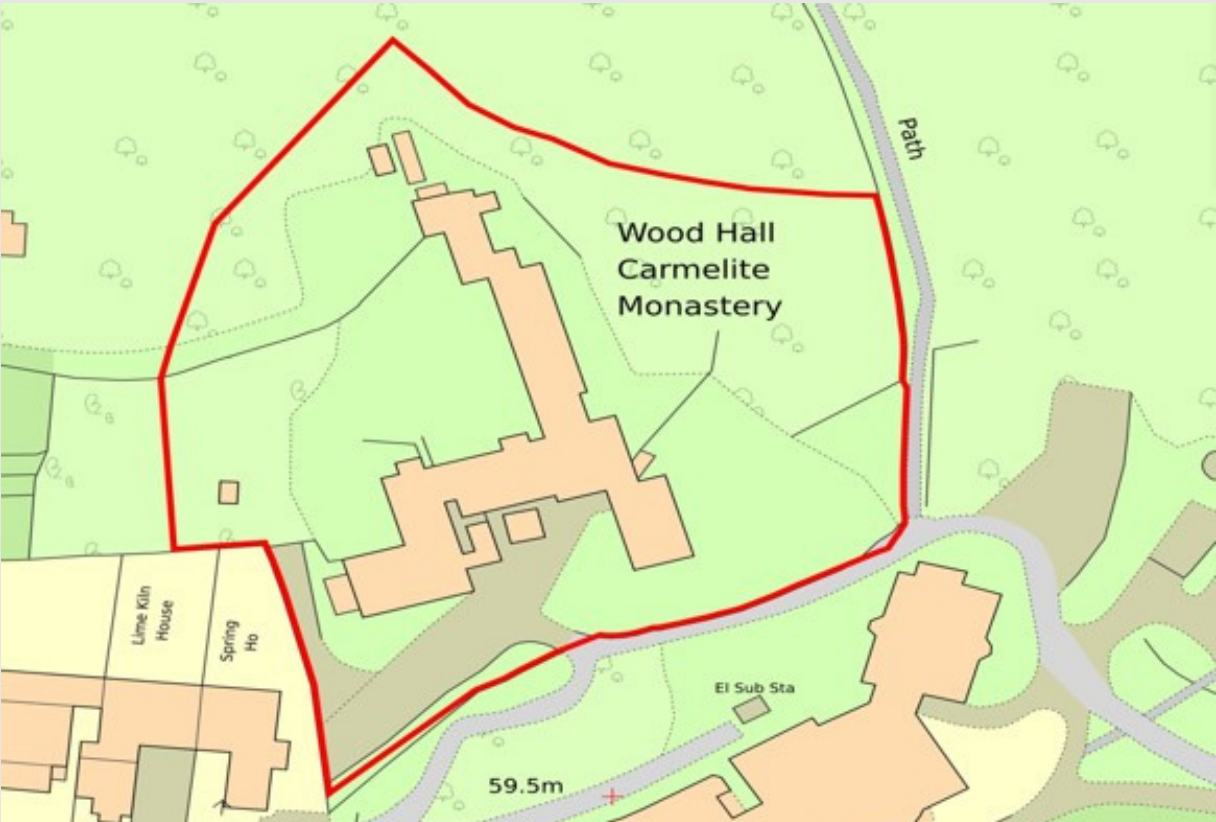
Accommodation

The accommodation has been developed in phases with the Chapel adjoining the front car park and beyond which is the residential, working and care accommodation of the Monastery.

The property is set in extensive grounds extending to circa approximately 2.66 acres (1.07 ha)

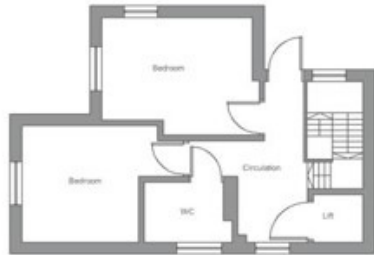
Gross Internal Floor Area		
	ft2	m2
Lower Ground Floor	467	43.36
Upper Ground Floor	11,550	1,073.00
First Floor (North)	457	42.48
First Floor (West)	552	51.27
Garages/Store	477	44.29
Total	13,503	1,254.40

The above areas have been calculated on the basis of Gross Internal Area as defined by the RICS Code of Measuring Practice 6th edition, May 2015.



Indicative Floor Plans

Indicative plans for the property are included below. These are available in the Data Room in AutoCad (.dwg file) format for interested parties to be able to draw up their refurbishment proposals



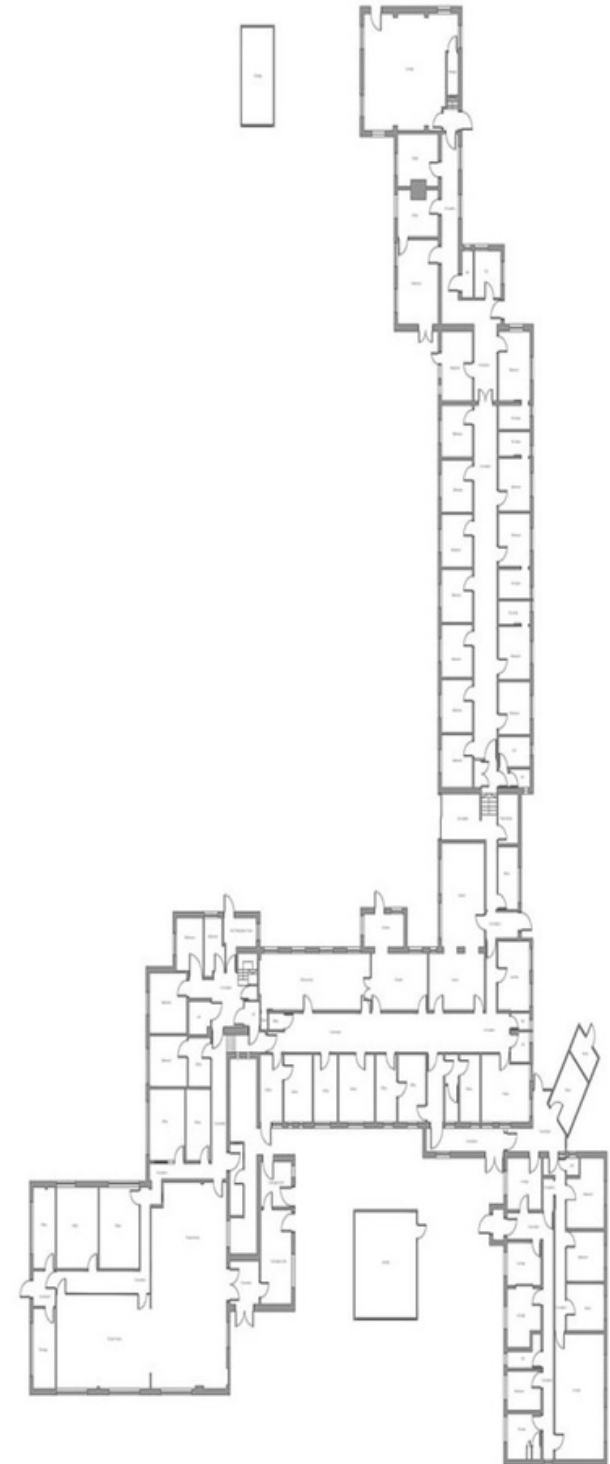
Northern First Floor



Lower Ground Floor



Western First Floor





Title

Freehold Title NYK374413. Access to the property is via Trip Lane and the private driveway to the Hotel. Rights of Access exist from the adopted highway.

The property currently is occupied but vacant possession will be provided upon sale.

Proposal

Offers are invited for the freehold interest in the property. Unconditional offers are preferred albeit our clients will also consider conditional subject to planning bids.

AML

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Costs

Each party will be responsible for their own legal costs incurred in the documentation of this transaction.

VAT

We understand the property is not elected for VAT.



Viewings

Strictly by appointment with the sole agents,
Sanderson Weatherall:

Andrew Ellis

0113 221 6040

andrew.ellis@sw.co.uk

Henry Tyrrell

0113 221 6151

henry.tyrrell@sw.co.uk

Sanderson Weatherall

6th Floor, Central Square
29 Wellington Street,
Leeds, LS1 4DL



Further Information

A data room including full measured survey drawings (pdf./dwg. format), topographical survey, and EPC is available upon request.

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