



Sanderson  
Weatherall

**FOR SALE**

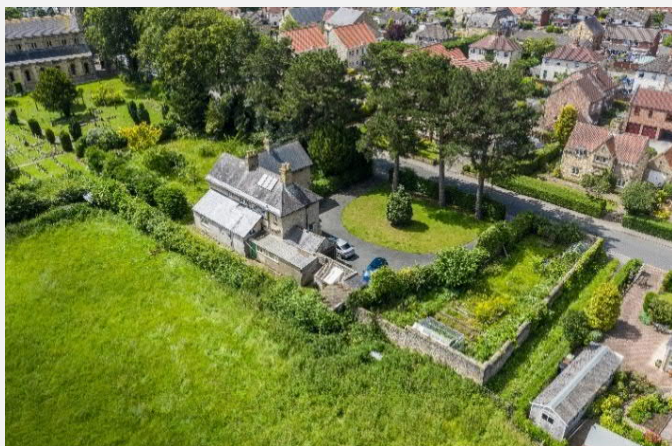
**FORMER ST EDWARD'S PRESBYTERY & ADJOINING LAND  
CHAPEL LANE, CLIFFORD, LS23 6HU**



**FORMER ST EDWARDS PRESBYTERY AND ADJOINING LAND WITH DEVELOPMENT POTENTIAL**

**sw.co.uk**





## Description

Former St Edward's Presbytery and adjoining land with development potential, offered for sale as a whole or in individual Lots.

### Lot 1

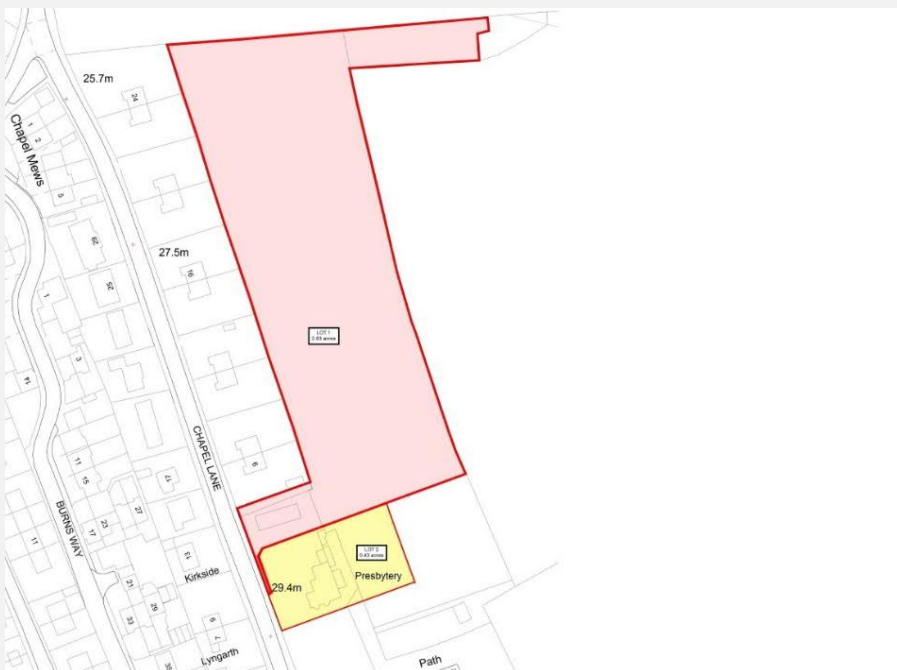
An area of grazing land extending to approximately 1.15 hectares (2.83 acres) with potential for residential development subject to the necessary consents. Accessed via Chapel Lane, for which an indicative highway scheme has been designed and is available in the Data Centre. The site has been allocated as a Safeguarded Site under reference HG3-11 to meet future development needs. A Planning Position Statement is also available within the Data Centre.

### Lot 2

The former St Edward's Presbytery comprises a fine detached property and is dated 1872. Situated on a plot of 0.17 hectares (0.43 acres) the property offers 4 No. bedrooms and 2 No. bathrooms to the first floor together with an extensive ground floor comprising 3 No. reception rooms, spacious entrance hall, kitchen and utility room. There is also an office and separate single garage. Indicative floor plans are available from which we calculate the building extends to circa 199.26m<sup>2</sup> (2,145ft<sup>2</sup>).

Lot 2 is offered with a single existing driveway and gardens to the front together with an area of addition grazing land to the rear. The property retains a range of fine period features and may well be of interest to those purchasers looking for a refurbishment project.





## Location

From St Edward King and Confessor Catholic Church, on the junction of High Street and Chapel Lane the property can be found immediately to the north and is identified by our For Sale board. It is therefore situated at the heart of this popular and historic village overlooking open countryside and yet only two miles from the A1 (M) Junction 45 north and three miles from Junction 44 south. Leeds (14 miles) and York (13 miles) are both easily accessible and offer mainline rail links to London and the North.

## Proposal

Offers are invited for an unconditional sale of the whole. Individual sales of either Lot 1 or 2 will also be considered.

A Data Centre is available and includes the Planning Statement, indicative highway access, Heritage Report, individual floor plans and EPC. Please contact the sole agents for the link.

## Energy Performance Certificate

Energy Performance Asset Rating – Band E (Copy Certificate in Data Centre)





FORMER ST EDWARD'S PRESBYTERY & ADJOINING DEVELOPMENT LAND | CHAPEL LANE | CLIFFORD | WETHERBY | LS23 6HU





Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not ake or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

January 2020



#### VIEWINGS AND FURTHER INFORMATION

Strictly by prior appointment with the agents,  
Sanderson Weatherall:

Andrew Ellis

0113 221 6040

[andrew.ellis@sw.co.uk](mailto:andrew.ellis@sw.co.uk)

Henry Tyrrell

0113 221 6151

[henry.tyrrell@sw.co.uk](mailto:henry.tyrrell@sw.co.uk)

Sanderson Weatherall

6th Floor Central Square

29 Wellington Street

Leeds

LS1 4DL

**Sanderson  
Weatherall**

**[sw.co.uk](http://sw.co.uk)**