

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Former Village Primary School
1,652 sqft (153 sqm)



GUIDE PRICE - £195,000

- **Situated in the quiet village of Clapham**
- **Close to the National Trust Car Park and Nature Trails**
- **Grade II Listed**
- **Access is via a Private Road**

**FORMER CLAPHAM PRIMARY SCHOOL, THE GREEN,
CLAPHAM, LANCASTER, LA2 8EJ**

FORMER CLAPHAM PRIMARY SCHOOL, THE GREEN, CLAPHAM, LANCASTER, LA2 8EJ

Location

The property is situated in Clapham a small village within the Yorkshire Dales National Park. Clapham is around 6 miles to the northwest of Settle and lies just off the A65.

Description

The property is a former school premises, with the ground floor comprising of a large hall, classroom, commercial kitchen and W/C. On the first floor there is a former staff room, with store and second teaching space. To the rear of the property there is a stone-built boiler room and former playground.

The property is connected to mains drainage and has oil-fired central heating.

Accommodation

Internal

Ground Floor

Hallway leading to classroom, school hall along with commercial kitchen. To the left of the entrance is a W/C including disabled facility.

Stairway leading to first floor

First Floor

The first floor comprises of a former staffroom with storeroom and a small staircase leading to a second teaching space.

Second Floor

Small storeroom – not inspected.

External

Former playground to the rear and small courtyard are to the front.

Rateable Value

Further enquiries should be directed to North Yorkshire Council 0300 1312131.

Conditions

The property will be sold subject to a restrictive covenant limiting its use solely as a community facility, including (without limitation) community meeting space, hall, learning, charitable or recreational uses, and expressly prohibiting use for residential purposes or the erection of any dwelling.

Guide Price

£195,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2837-0254-6877-8577-6076>

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

