



FORMER BUS DEPOT, SUSSEX STREET

Bedale, North Yorkshire DL8 2AL



GSC GRAYS

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DEVELOPMENT OPPORTUNITY FORMER BUS DEPOT, SUSSEX STREET Bedale, North Yorkshire DL8 2AL

* CLOSING DATE FOR BEST OFFERS 12 NOON THURSDAY 20TH
OCTOBER 2022 *

Development opportunity totalling 0.46 acres located close to Bedale High
Street.

Development opportunity totalling 0.46 acres (0.18 ha)

Former bus depot site located close to Bedale High Street

Excellent location with road frontage onto Sussex Street

Suitable for alternative commercial use or residential development

Pre-application advice available upon request



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15 High Street, Leyburn, North Yorkshire, DL8 5AQ

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK



Location

The site is located within the town of Bedale with frontage on to Sussex Street within a few hundred yards of the main High Street. Bedale is an attractive traditional market town with a comprehensive suite of amenities including public houses, restaurants, a leisure centre, nurseries, primary school and secondary school. It attracts both families, retirees and young professionals alike. The town is only two miles west of the A1(M) at Leeming Bar via the A684, or, via the adjoining village of Aiskew, providing good commuter links further afield to neighbouring towns and cities. Edinburgh and London are accessible by train from Northallerton, located 9.1 miles to the east, or from Darlington, located 22 miles to the north.

Description

The site of the former bus depot totals about 0.46 acres and includes a redundant, prefabricated office cabin and a general purpose machinery shed with an inspection pit. It is directly accessible from Sussex Street and extends vertically to the south of the street. The site is primarily encompassed by residential developments, although Bedale Health Centre is located to the north of the site and the Bedale Dental Practice to the west.

The site lends itself to alternative commercial use or for residential development and is currently classed under Planning Use Class E.

Planning Permission

Pre-application advice for the demolition and redevelopment of the site has been sought from Hambleton District Council. The Local Planning Authority have indicated that the principle of residential development on this site would be acceptable for up to six units.

Further details of the pre-application advice are available upon request.

Former Fuel Tank

A fuel tank is located beneath the site at Bedale. A contamination survey is due to be instructed and its findings will be available upon request once completed.

Local Authority

Hambleton District Council.

Easements and Wayleaves

There is an easement granted between Northern Power Grid and the vendor for an electricity substation located on the site. The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

Services

Mains electricity and water are connected.

Viewings

The site can be viewed from the roadside at any time during daylight hours, subject to having a set of the sales particulars and having been pre-registered with the agent. If a site inspection is required, this must be via private appointment with the selling agent, GSC Grays 01748 897601.

Health and Safety

We would ask that prospective purchasers are as vigilant as possible when making an inspection of the site, for your own safety, and no liability is accepted.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Particulars and Photographs

The particulars were written January 2022 and the photographs taken in December 2021

Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy. The vendor reserves the right to change and amend the boundaries.

Selling Agents

GSC Grays,
5 & 6 Bailey Court,
Colburn Business Park,
North Yorkshire,
DL9 4QL





Area: 0.4571 acres (1849.88 m²)

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