



## FOR SALE / TO LET

- Freehold Available with Vacant Possession
- 1,993sqm (21,445 sqft)
- Over 3.6 Acres
- Predominantly Concrete Surfaced Yard
- Good Access of Stainforth Road
- Redevelopment Potential STP
- Attractive Rural Location
- Good Quality Steel Portal Framed Industrial Buildings

**Langcliffe Mill, Stainforth Road, Langcliffe, Settle, BD24 9NP**

Regent House, Queen Street, Leeds, LS1 4TW

Email: [hks@dacres.co.uk](mailto:hks@dacres.co.uk)

**dacres.co.uk**   



## Location

The property is situated in Stainforth, Settle in North Yorkshire within the Yorkshire Dales National Park 16.5 miles from J14 of the M65. The property is approximately 21.7 miles east of Lancaster and 18 miles to the Northwest of Skipton.

## Description

Internally the industrial accommodation consists of three distinct steel portal framed halls with four roller shutter doors and translucent roof lights. There has been a schedule of recent maintenance and refurbishment including partial recladding and resurfacing of the yard. The site is accessed via three separate points and is surfaced in concrete.

The site has clear redevelopment potential (subject to planning). Addison Planning consultants have prepared a summary of the planning history and development potential of the site which is available on request.

## Accommodation

The accommodation has been measured in accordance with the Royal Institution of Chartered Surveyors Property Measurement 2nd Edition (2018) to provide the following approximate measurements.

	Sqm	Sqft
Hall 1	540	5,810
Hall 2	925	9,953
Hall 3	528	5,681
Total	1,993	21,445

Please link on the link below to view a video of the site:

[Langcliffe Mill, Settle - Site Video](#)

## Terms

The property is available by private treaty. Our client would consider offers in the region of £1.25m unconditional of any planning consent for the freehold with vacant possession. Our client would also consider letting the site with an initial rent in the region of £130,000pa.

## Business Rates

Rateable Value: To Be assessed  
Small Business Non-Domestic Multiplier 2022/23: 49.9p

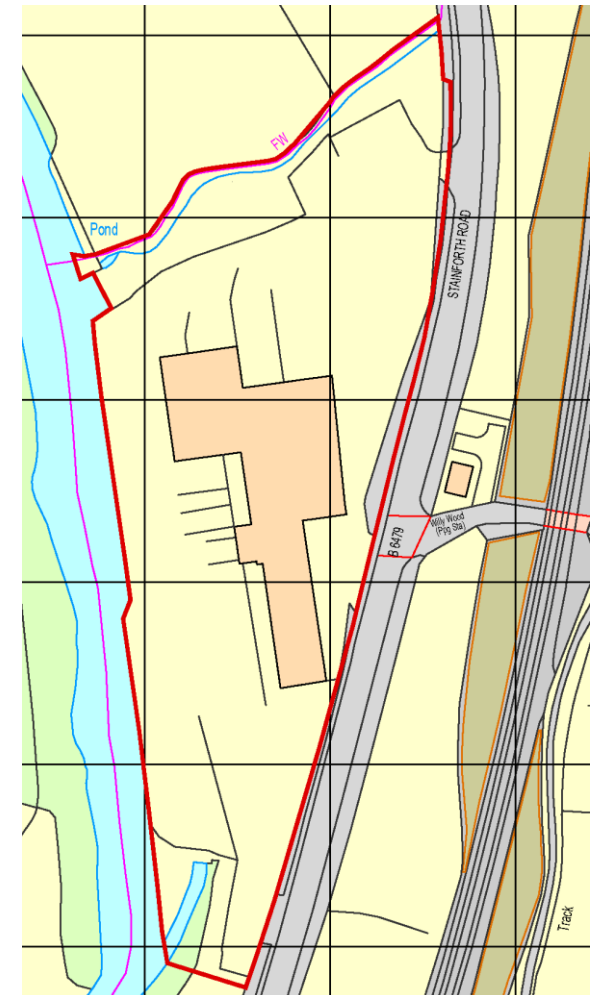
N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

## Legal costs

Each party to the transaction will be responsible for their own legal costs incurred as part of the lease agreement.

## EPC

The building is unheated with no office accommodation so an EPC is not required.



VIEWING / FURTHER INFORMATION

Contact: Hedley Steel  
0113 386 3100 / 07522 676995



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