



Magna House

Long Preston

FOR SALE



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Magna House

Main Street, Long Preston, BD23 4ND

Development Opportunity

For Sale: Offers in the region of £325,000

DESCRIPTION

A substantial detached property in a prominent central location in the popular village of Long Preston nestling within the Yorkshire Dales National Park readily accessible to the market towns of Skipton and Settle offering a varied range of complimentary services and facilities.

Currently offices, warehouse and storage, the property has undoubted development potential, subject to planning approval, offering spacious accommodation over two floors with high floor to ceiling heights and further roof space.

ACCOMMODATION

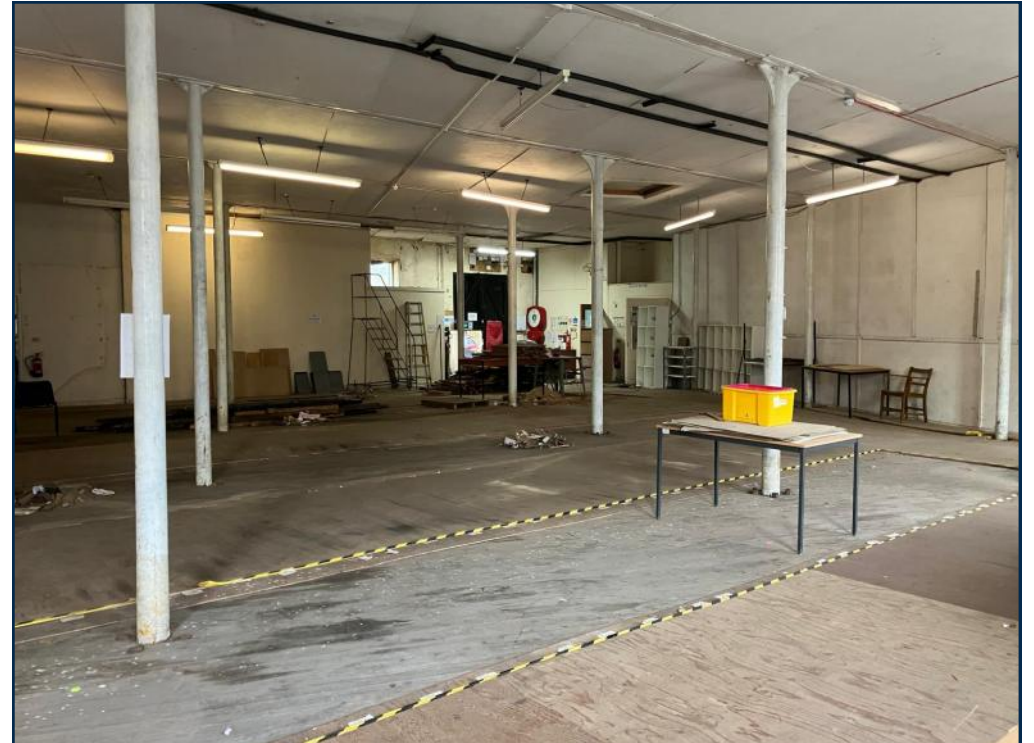
Magna House is a substantial stone built former wool warehouse currently designed for offices and storage with good roadside prominence, large window openings and situated pleasantly between two village greens. The accommodation over two floors comprises in excess of 8,200 sqft (762 sqm). The roof space access from the first floor offers further possibilities for adaption subject to design and planning approval.

SERVICES

All main services are believed to be installed. Please note that services have not been tested and we have not been able to comment on their adequacy or efficiency.

RATEABLE VALUE

From a VOA website enquiry the property is listed as Warehouse and Premises with a rateable value of £18,000. Uniform Business rate 2025/2026 £0.555. Transactional relief provisions may be available, the rates payable may have no relation to the rateable value. Interested parties are advised to check with North Yorkshire Council as to current rates liability.



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The property is available with vacant possession at a guide price in the region of £325,000. The property is highly recommended for internal inspection to assess the accommodation and potential conversion possibilities.

EPC

The property has an Energy rating of E (120).

VAT

VAT is not chargeable.

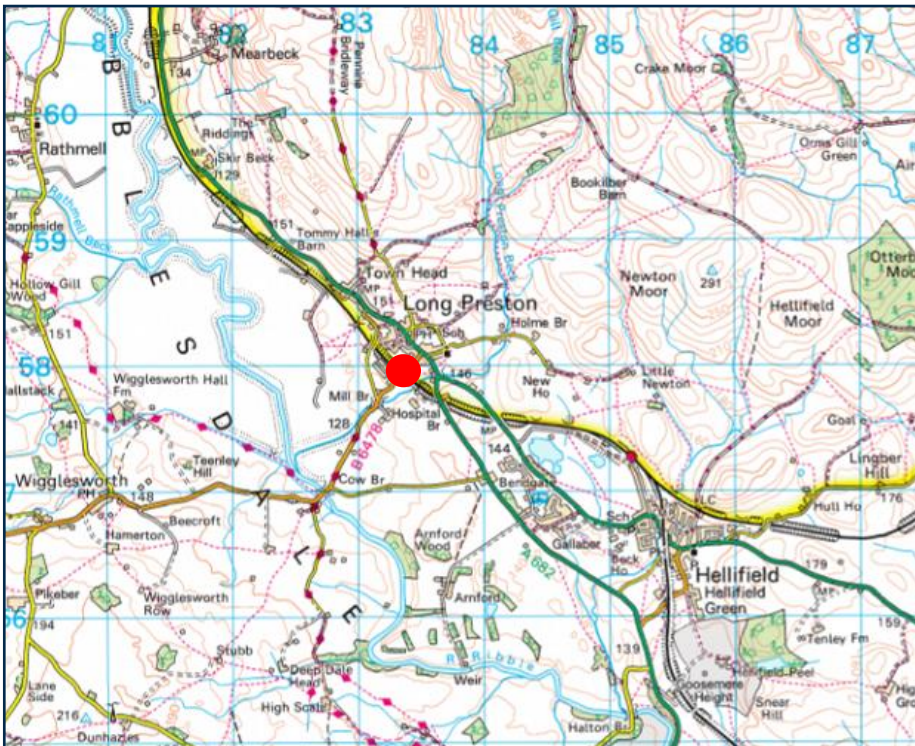
LEGAL COSTS

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

VIEWING

Strictly by appointment with the Sole Agents, WBW Surveyors Ltd. Please contact 01756 692900. Contact Jeff Crabtree or Lisa Bickerton.

Details Amended: August 2025



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Main Street, Long Preston, BD23 4ND



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD

Tel: **01756 692 900**

www.wbwsurveyors.co.uk

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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.

We are required by the HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through Smartsearch and there is a fee of £25. + VAT per buyer. We also require details of your source of funds. We are unable to mark a property Sold Subject to Contract, until the checks have been completed satisfactorily.