

## **Industrial land between Gowthorpe and Full Sutton Industrial Estate, York.**



### **FOR SALE**

#### **Planning permission for 6 new B8 warehouse units**

- Excellent Development and Investment opportunity
- Well located semi-rural position
- Close to Full Sutton Industrial Estate
- Good road access to York and other towns and villages
- Suitable for Pensions

**\*PRICE REDUCED TO £100,000 FOR QUICK SALE\***

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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REGISTERED IN ENGLAND NO. 5491610

**M|P|C**

### **Location**

The property is located approximately 8 miles east of the city of York with good access to the A166 and A64. The market towns of Pocklington and Malton can be reached within 15 minutes,

The property is situated between the village of Gowthorpe and Full Sutton Industrial Estate. The location is therefore already established for business occupiers.

### **Description**

The site extends to approximately 0.68 hectares (1.67 acres). The site is generally flat and is bordered by agricultural and residential properties to the north.

### **Planning**

The subject site has planning permission for the erection of six industrial/warehouse units that will provide the following approximate gross internal floor areas

Unit 1: 110.4 sq m (1,188 sq ft)

Unit 2: 83.2 sq m (895 sq ft)

Unit 3: 83.2 sq m (895 sq ft)

Unit 4: 83.2 sq m (895 sq ft)

Unit 5: 83.2 sq m (895 sq ft)

Unit 6: 83.2 sq m (895 sq ft)

Units 2 and 3 and Units 4 and 5 can be combined to provide larger detached units.

### **Tenure**

We understand that the site is held Freehold.

### **VAT**

Interested parties should make their own enquiries relating to VAT.

### **Asking Price**

£100,000

### **Viewing/Further Information**

All enquiries to:

McBeath Property

Andrew McBeath

01904 692 929

07725 416002

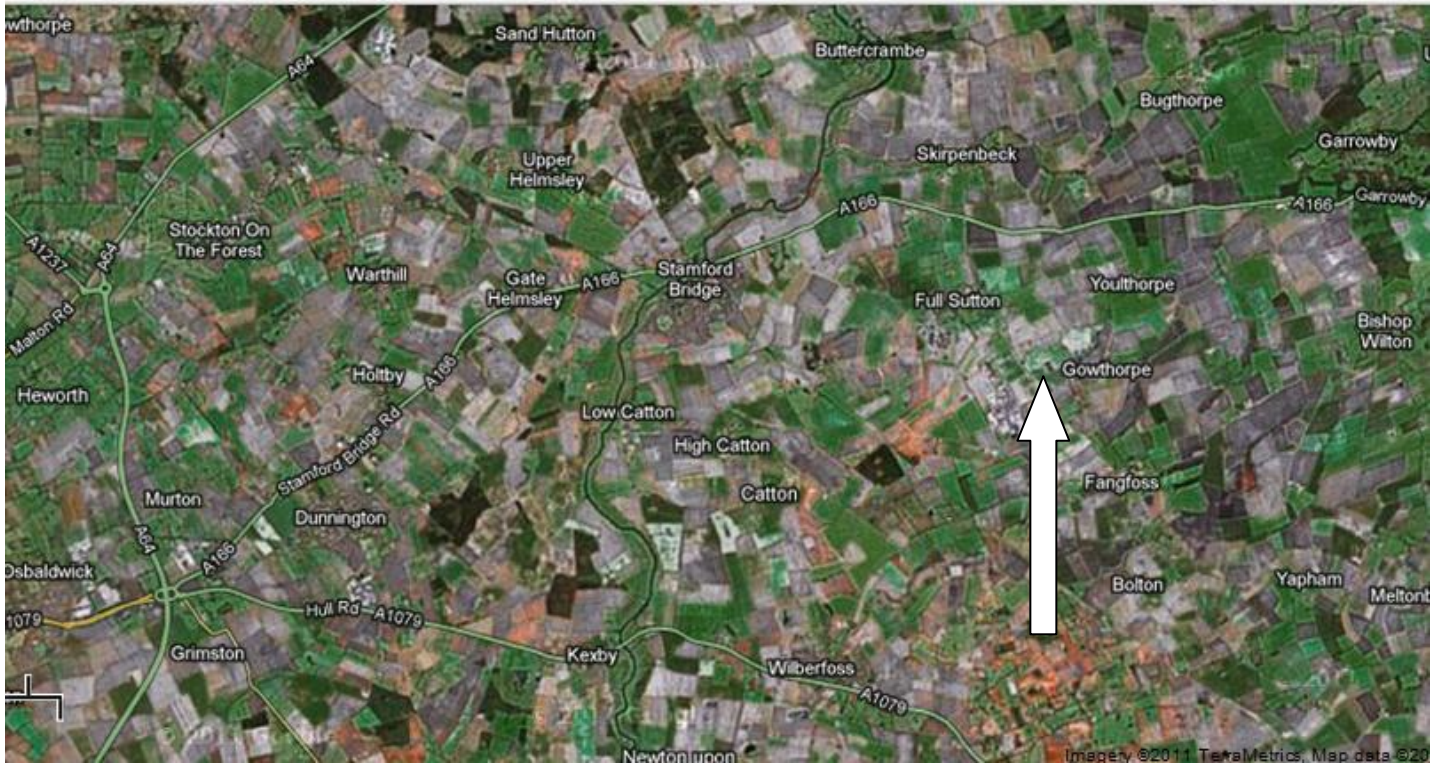
#### **IMPORTANT NOTICE**

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Purchasers must satisfy themselves by inspection or otherwise.



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