

**Wombledon,  
Near KIRKBYMOORSIDE  
NORTH YORKSHIRE**



An exceptional redevelopment opportunity situated in a sought after and scenic location close to Kirkbymoorside, Helmsley and the North York Moors

- **PROMINENT ROAD FRONTAGE**
- **PART OF AIRFIELD**
- **27 ACRES approx.**
- **CONSNET ON PART OF SITE FOR ECO PODS AND TIMBER LODGES**
- **EXISTING 2,881 sq m ( 31,000 sq ft) approx. BUILDING**

**FOR SALE**

**IMPORTANT NOTICE**

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They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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**MPC**

## Location

The property is situated with frontage and access from Hungerhill Lane the main road that connects the villages of Wombledon and Nunnington, approximately 3 miles east and 2 miles west of the historic market towns of Helmsley and Kirkbymoorside respectively. York is approximately 20 miles to the south.

Generally this is an attractive and sought after location with good access thanks to its proximity to the A170 road that links the A19 and A1 trunk roads with the Yorkshire coast. Nearby are the renowned Ryedale School and Ampleforth College and in Harome there are two excellent restaurant/hotels most notably the Star Inn. Wombledon and Nunnington also each provide a pub and other local amenities. Both Helmsley and Kirkbymoorside provide a wide range of services and facilities.

The A170 runs along the southern boundary of the North York Moors enabling quick access into the National Park from the subject property.

## Description

The property comprises part of a former wartime airfield incorporating an industrial building, hardstanding, former runway and grassland all on approximately 27 acres.

Part of the site has the benefit of planning consent for 9 x eco camping pods and 8 x log cabins, set within a wooded area with wildlife ponds.

The industrial building which provides in the order of 31,000 sq ft, has consent for use as a potato store and includes features in keeping with that use such as a dryer.

It has also been used as an indoor auction site.

Electricity was provided by an on-site generator that is no longer on site.

## Redevelopment Potential

Planning has recently been granted to allow the redevelopment of part of the site to provide 9 eco-pods and 8 log cabins. This could form the basis of a wider redevelopment of the site for a leisure based facility.

We believe that there is the potential for equestrian use, perhaps including the use of the building as an arena. Obviously there is plenty of land for grazing, stabling and outside arena.

There may be potential for other leisure/tourism based uses and we are advised that in principle Ryedale District Council support this use for the site.

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Interested parties should note that the uses above are suggestions only and interested parties must make their own enquiries with Ryedale District Council (Tel: 01653 600666)

### Price

This excellent redevelopment opportunity is available at an Asking Price of £695,000.

### Viewing and Further Enquiries

Appointments to view should be made with the Sole Agents.

Subject to Contract July – 11



## MCBEATH PROPERTY CONSULTANCY LIMITED

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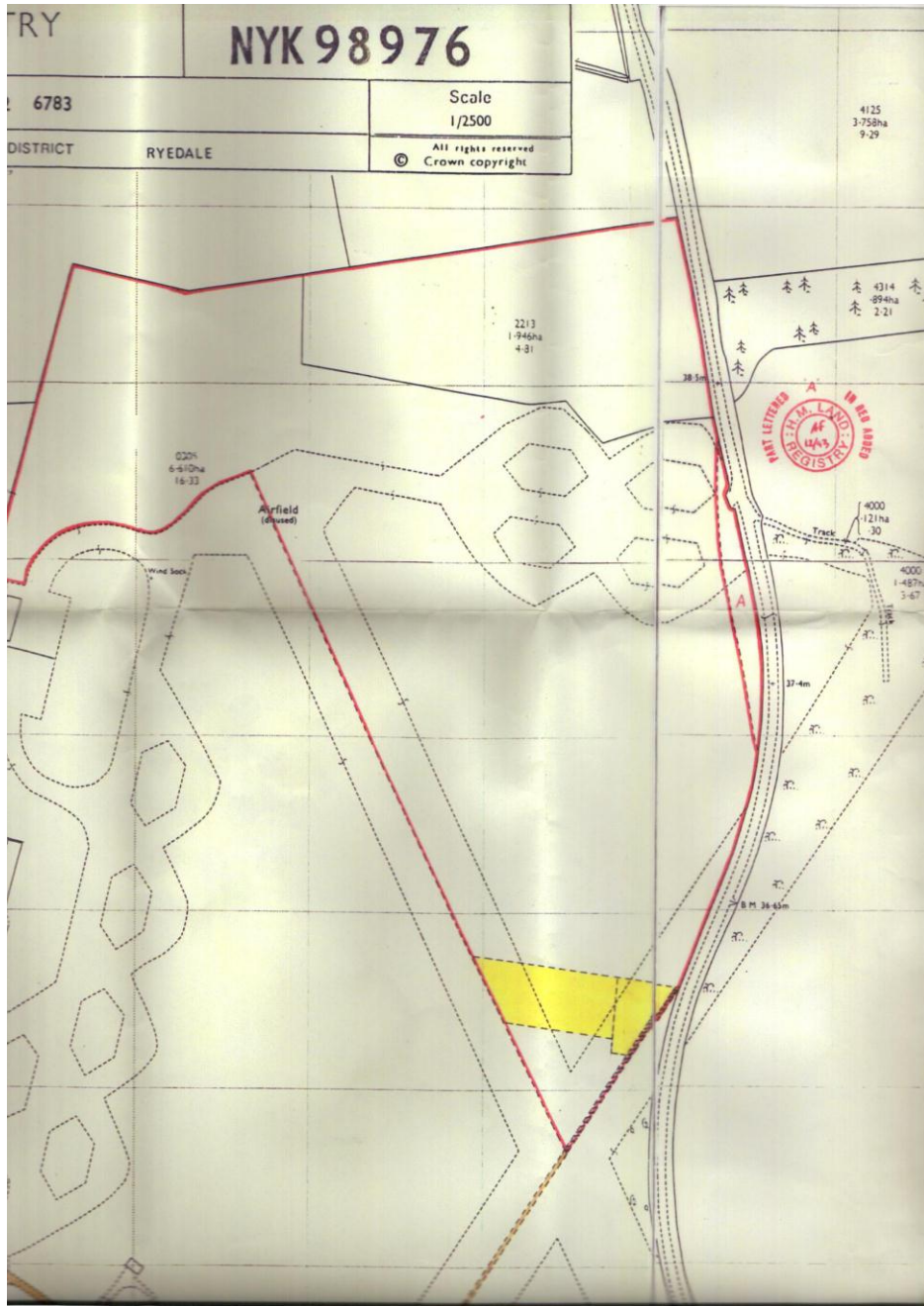
2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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# Title Plan extract



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