



McBeath Property Consultancy Limited

Land at Wombleton Airfield

Wombleton, North Yorkshire

For sale as a Whole or in Three Lots

28 Acres, Grazing Land
Potato Store & hard standing, immature woodland
Planning permission for lodges / camping pods
WW2 concrete runway

Location

The land is situated with frontage and access from Hungerhill Lane, approximately miles East and 2 miles West of Helmsley & Kirkbymoorside respectively. York is approximately 20 miles to the South. Good links exist to the A170, A19 and A1 trunk roads and the A170 enables quick access into the National Park.

Description

The property comprises part of a former wartime airfield, incorporating an industrial building, hard-standing, former runway and grassland – approximately 28.4 acres.

Lot 1

Industrial building (31,000 sq. ft.) with hard standing; has consent for use as a potato store and includes associated ducting and other features. 5.0 acres total.

Lot 2

Grazing land with planning permission for leisure facility, set within an immature woodland area with wildlife ponds. 11.36 acres total.

Lot 3

Grazing land with approx. 380m + 100m strips x 24m wide of WW2 runway of 300mm thick concrete. 12 acres total.

Services

Electricity was provided to Lot 1 by on-site generator that is no longer on site
Mains water is available to Lot 1
Sewage tank to Lot 1
No telecommunications

Reference	Acres	Identification
Lot 1	5.0	Red on the Plan

Reference	Acres	Identification
Lot 2	11.36	Blue on the Plan

Reference	Acres	Identification
Lot 3	12.0	Green on the Plan

Redevelopment Potential

Planning was granted in 2010 for part of the site to provide 9 eco-pods and 8 log cabins and subject to final agreement on occupational periods; this could form the basis of a wider redevelopment of the site for a leisure based activity. There may be potential for other leisure based/tourism based users and we are advised that in principle, Ryedale District Council support this use for the site



McBeath Property Consultancy Limited

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Title Plan

NYK98976 – see extract

Wayleaves, Easements & Rights of Way

See Land Registry Document.

Access

All lots have separate access points onto Hungerhill Lane

Sporting & Mineral Rights

Sporting & Mineral Rights are included

Local Authority

Ryedale District Council, Ryedale House, Malton, North Yorkshire, YO17 7HH,
Tel: (01653) 600666

Viewing

Appointments to view should be made with the Sole Agents

Price (offers in region of)

Lot 1 : £ 360,000

Lot 2 : £ 100,000

Lot 3 : £ 130,000

Tenure

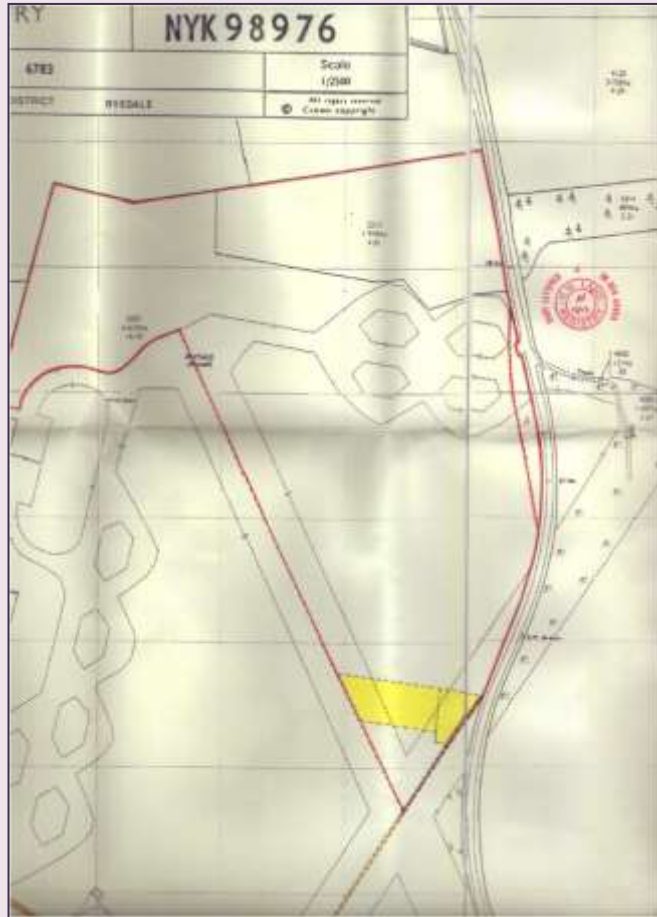
The land is offered Freehold with vacant possession



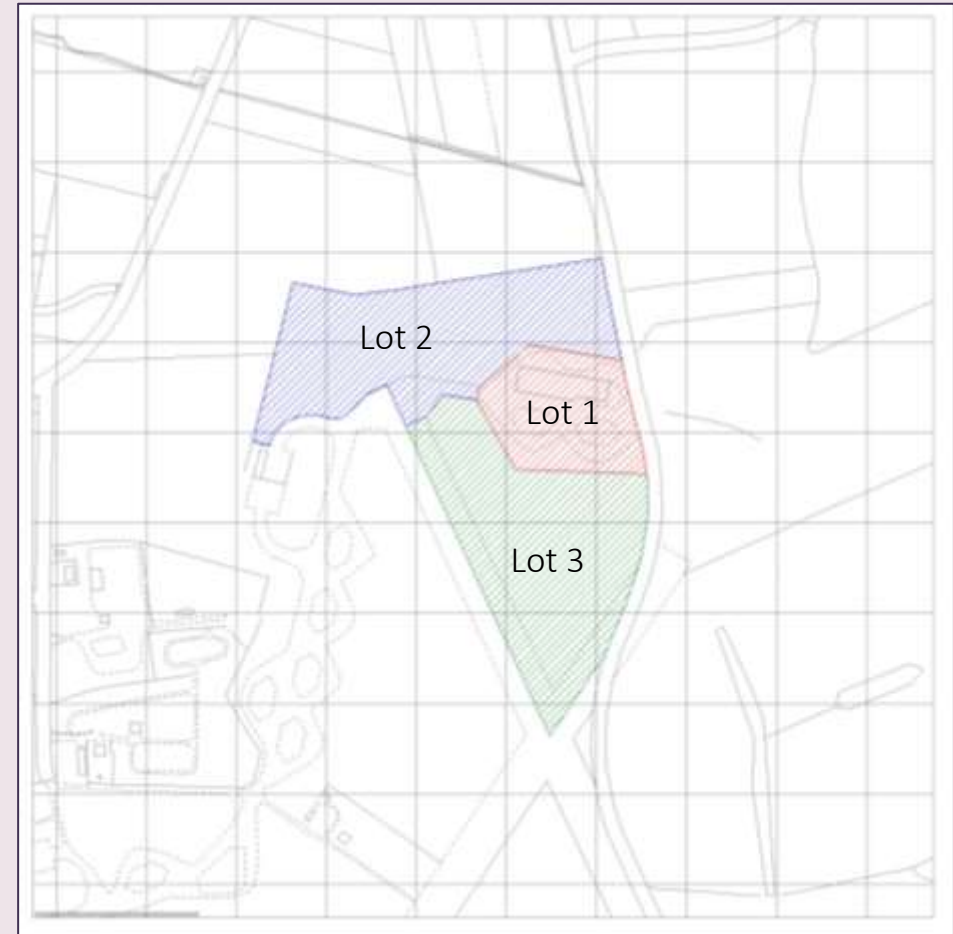
Important

McBeath Property Consultants Ltd, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consulting Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Title Plan Extract

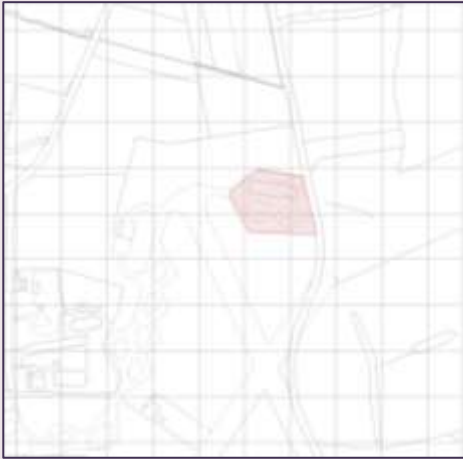


Area Plan showing shaded Lots



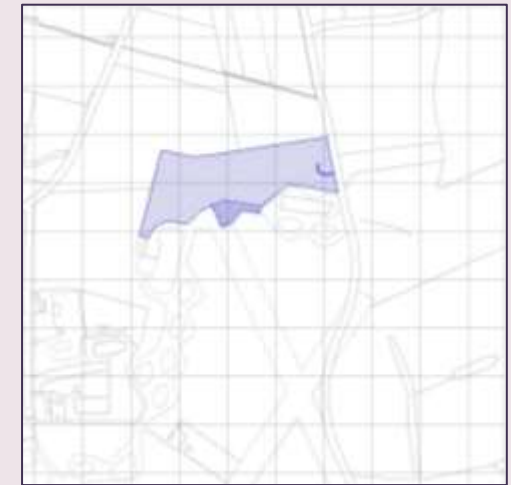
Lot 1

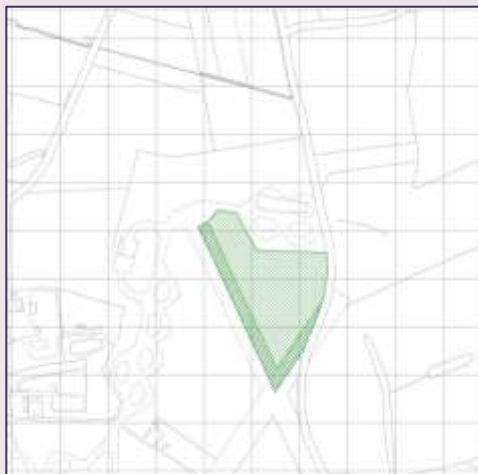
Industrial building (31,000 sq. ft.) with hard standing;
has consent for use as a potato store and
includes associated ducting and other features.
Formal gated entrance onto road.



Lot 2

Grazing land with planning permission for leisure facility, set within immature woodland area with wildlife ponds. Small area of hard standing 2855m² and formal road entrance (shown dark hatched on the plan).





Lot 3

Grazing land with approx. 480m (380 + 100) x 24mm wide of
WW2 runway of 300mm thick concrete
(shown dark hatched on the plan
and equating to 9,000 tonnes of aggregate if removed for sale)

