

FOR SALE



Not to scale. For identification purposes only

COMMERCIAL DEVELOPMENT SITE

Industrial land at Hull Road, Cliffe, between York and Selby, YO8 6PE

Detailed planning permission for 14 industrial/warehouse units providing
circa 22,000 sq ft
Site area approximately 0.85Ha (2 acres)

IMPORTANT NOTICE

McBeath Property Consultancy 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. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. 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 Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

Location

The property is located approximately 4 miles east of Selby, 6 miles west of Howden and 14 miles to the south of York in the village of Cliffe-cum-Lund. The property has excellent road connections as it is accessed directly from the A63 that connects the A19 south of York to the M62. The A19 provides direct road links to York and A64.

Description

The site is roughly rectangular, extending to approximately 0.80 hectares (1.96 acres). The site is generally flat and is boarded by two residential properties to the north, agricultural fields to the east and west and a railway line to the south.

The site includes 2 large portakabins and a brick-built outbuilding with dimensions of approx. 16m x 6m



Planning

The subject site has planning permission for the erection of fourteen industrial units. The planning scheme totals approximately 2,057.58 m² (22,148 sq ft). Interested parties are advised to make enquiries at Selby Council planning department Ref 2005/0100/REM

Services

Mains connections for electricity and water are available to the site. A septic tank that services an adjoining property is situated within the subject curtilage.

Tenure

We understand that the site is held Freehold.

VAT

We are informed that VAT will not be applicable to the sale.

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Terms

Unconditional offers based on a guide price of **£350,000** are invited.

Viewing/Further Information

All enquiries to: McBeath Property Consultancy Limited Andrew McBeath
andrew@mcbeathproperty.co.uk 07725 416002 Subject to contract - 180918



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
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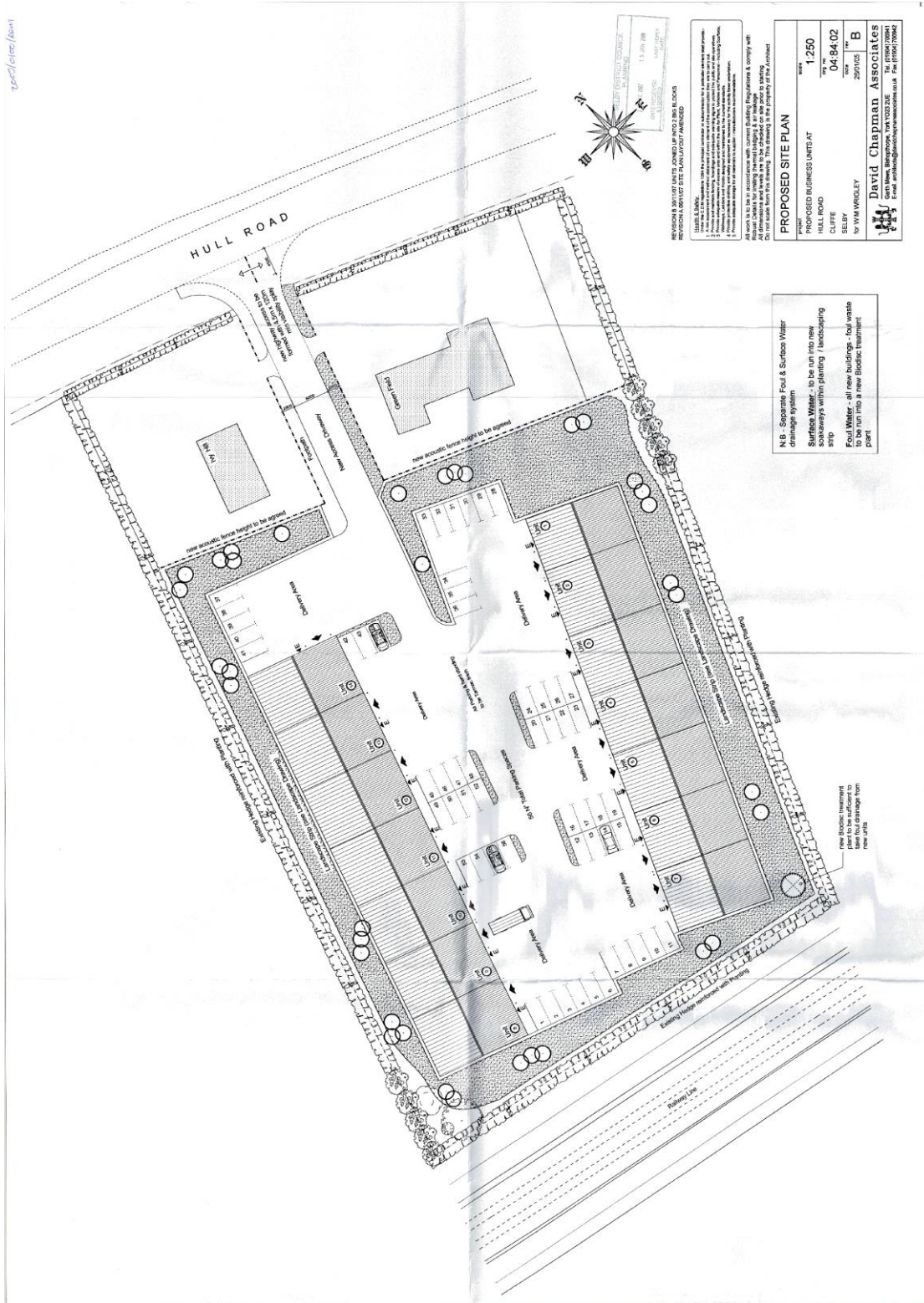
2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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MPC

David Chapman Associates



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