

# NORTON, MALTON

North Yorkshire  
YO17 9BD



Artists Impression for guidance purposes only

## Excellent Residential Development Opportunity

- Prominent location within busy residential area
- Walking distance of 2 town centres
- Planning consent for 4 houses and 6 apartments
- Close to primary and secondary schools
- Bus and rail stations nearby
- Supermarkets in easy walking distance
- Situated in busy twin towns with growing population

## FOR SALE

### 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.

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

## LOCATION

The property is situated on Beverley Road at its junction with Wood Street close to the town centres of the twin towns of Malton and Norton on Derwent.

Malton and Norton have a full range of amenities including the extensive retail facilities of Malton and Nortons swimming pool and fitness centre and the rail and bus stations. The railway station forms part of the Trans Pennine link and connects to the East coast mainline at York, enabling London to be reached in less than 2½ hours.

Malton and Norton are attractive historic towns with excellent road and public transport connections. It is a sought after residential location and has an expanding economic base with a wide range of industries and professional services.

In recent years there has been large scale residential development with major house-builders constructing hundreds of new homes which has seen the population increase by an estimated 12%. There are significant commercial developments at York Road and Eden Camp which will broaden the towns employment and economic base.

## DESCRIPTION

The property comprises a level primarily rectangular site of approximately 0.29 acres (1157 sq m). Interested parties must satisfy themselves in relation to the site area.

The property has previously been used as ancillary workspace to the main factory site nearby.

A planning consent has been granted for the redevelopment of the site to provide 4No 3-bed houses and 6No 2-bed apartments with ancillary parking and amenity space.

Further information is available on the Ryedale District Council web site;

[www.ryedale.gov.uk](http://www.ryedale.gov.uk) The reference number for the planning consent referred to is;

Ref. No:19/01059/MFUL

We can provide interested parties with pdf copies of plans prepared in relation to the planning application. Please contact us accordingly.

## OFFERS

We are instructed to request unconditional offers for our clients freehold interest.

## SERVICES

**IMPORTANT NOTICE** We are advised that the site has mains services connections.

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.



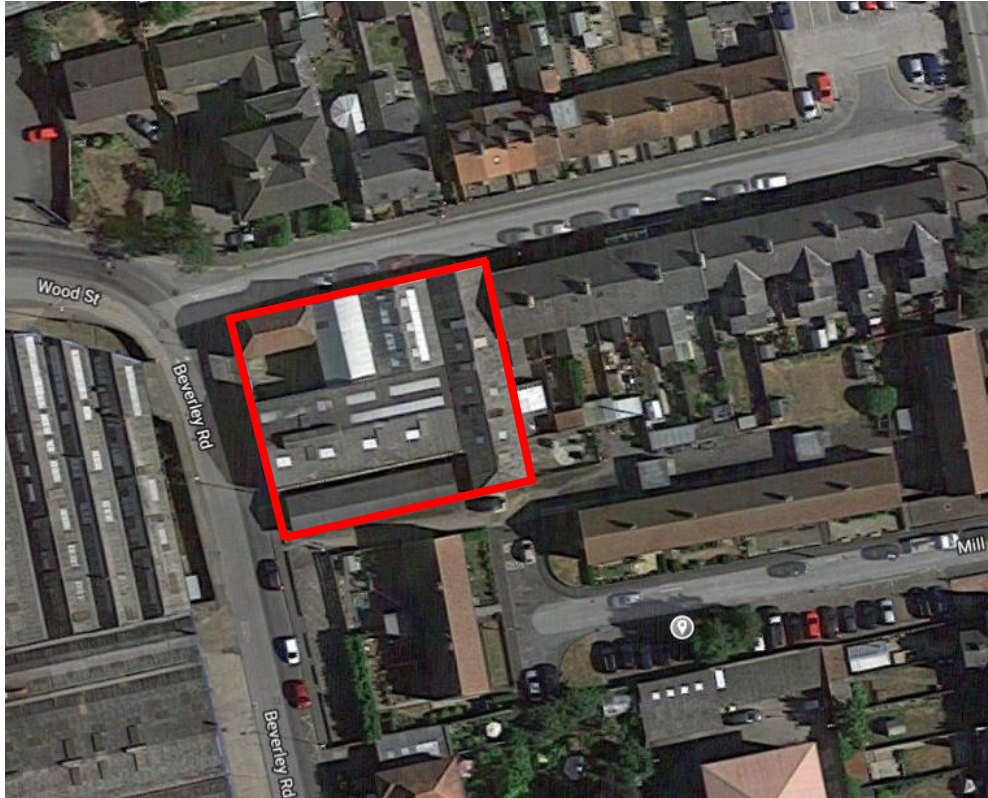
## VAT

We do not believe the property is registered for VAT purposes. Interested parties should make their own enquiries regarding VAT liability.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with the Agents on [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)  
07725 416002 or 01904 692929

Subject to contract 241019270120



Boundary shown is indicative only and should not be relied upon

## MCBEATH PROPERTY CONSULTANCY LIMITED

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

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

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

# MPC



PLANNING

