

# DEVELOPMENT SITE

SUITABLE FOR COMMERCIAL USES INCLUDING  
**OFFICE, INDUSTRIAL, WAREHOUSING**  
(subject to planning)



N.B. boundary is an approximation for guidance purposes only and not to be relied on.

## FOR SALE

### SELBY BUSINESS PARK

- 9 acres approx gross (net developable tbc)
- Established business location
- Commercial planning profile
- Sought after location
- Rare opportunity

#### 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 development site is situated at the rear of Selby Business Park a short distance from the most recent industrial developments, and close to the junction of the A63 by-pass. The Business Park is situated on the edge of the Market town of Selby, which has an affluent local and wider catchment.

Selby is located approximately 12 miles south of York and sits adjacent to the A19 and A63 trunk roads that connect the town with York, Leeds and the rest of Yorkshire and beyond.

The Town has a wide range of businesses and the Business Park is now established as the main employment location with office, leisure, industrial and agricultural uses based there. A number of national operators are based at Selby Business Park including YESSS Electrical, Screwfix, Toolstation, MKM, Doosan and there is also the Wishing Well Hotel and restaurant and a number of offices.

## **DESCRIPTION**

The site comprises an irregularly shaped plot of land that has a gross area of approximately 3.55 hectares (8.78 acres) which can be accessed from the estate road. It is an extension site and has potential, subject to planning for a range of commercial uses, subject to planning. These could include offices, industrial and warehousing.

Our clients will also consider a sale of 2 separate and smaller lots as set out below;

Lot 1 – 3.84 acres

Lot 2 – 4.94 acres

Please note that these areas are approximate only.

## **PLANNING**

Lot 1 is identified in the Selby DC Core Strategy document as being suitable for commercial development. Interested parties must make their own enquiries with Selby District Council.

## **PRICE**

Please contact the agents for information relating to pricing.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs in connection with any sale.

## **VAT**

Value Added Tax is applicable to this transaction. Interested parties are advised to make their own enquiries in this regard.

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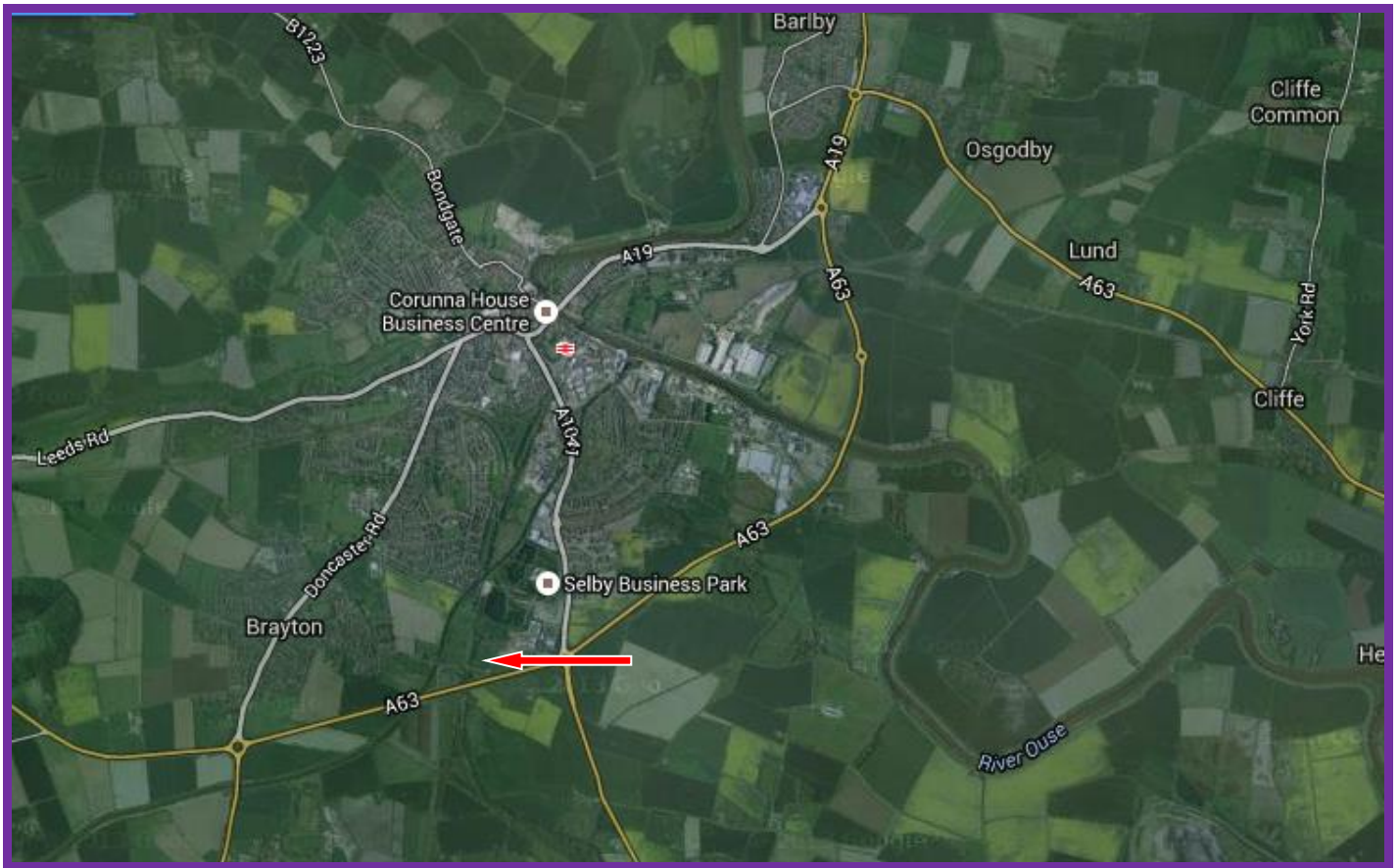
## VIEWING & FURTHER INFORMATION

Please contact the sole agents McBeath Property Consultancy Ltd

07725 416002 or 01904 692929

[andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)

Subject to contract 010119



**IMPORTANT: NONE OF THE PLANS OR AERIAL VIEWS IN THESE DETAILS ARE TO SCALE**

### MCBEATH PROPERTY CONSULTANCY LIMITED

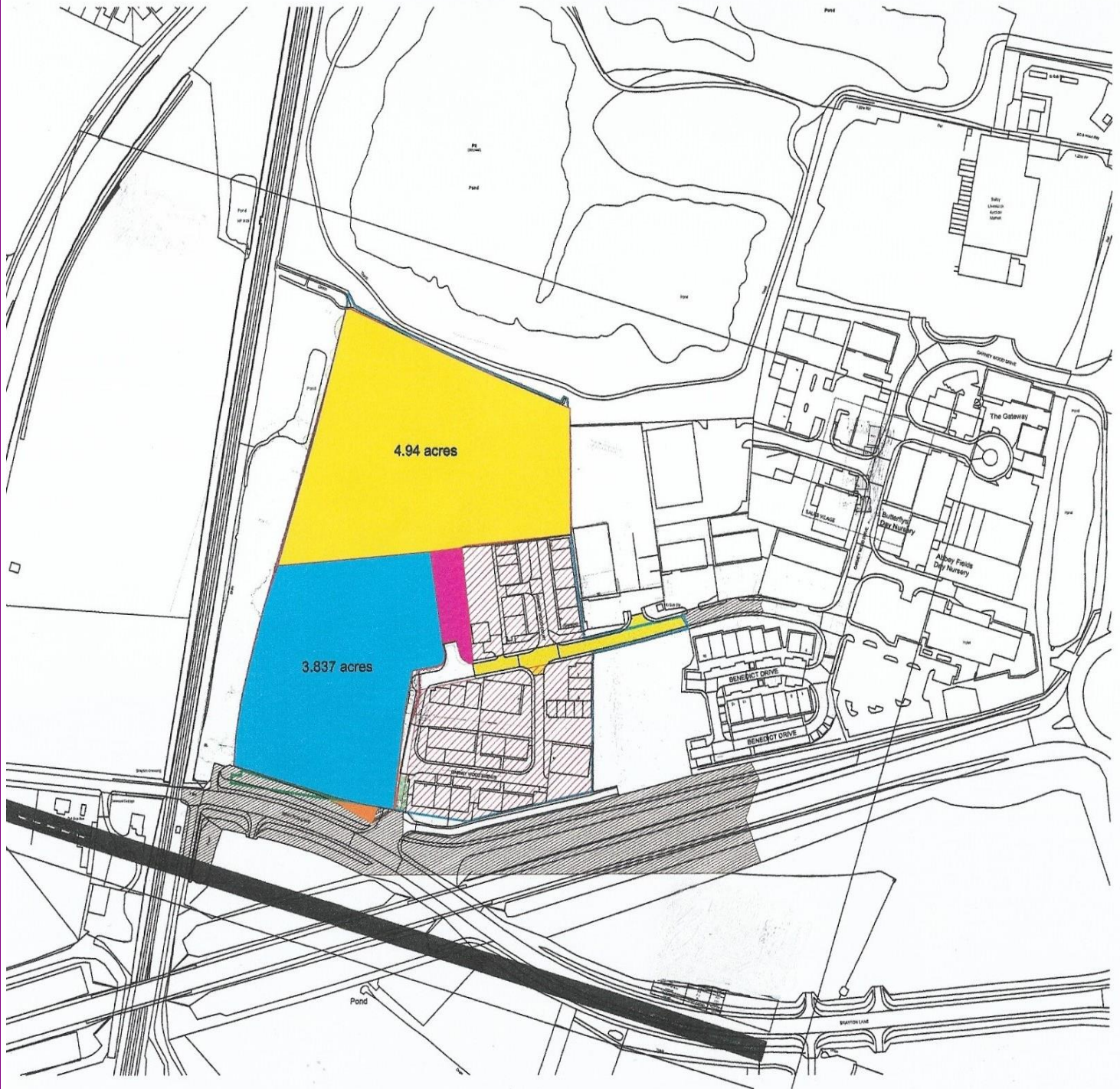
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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REGISTERED IN ENGLAND NO. 5491610

MPC



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