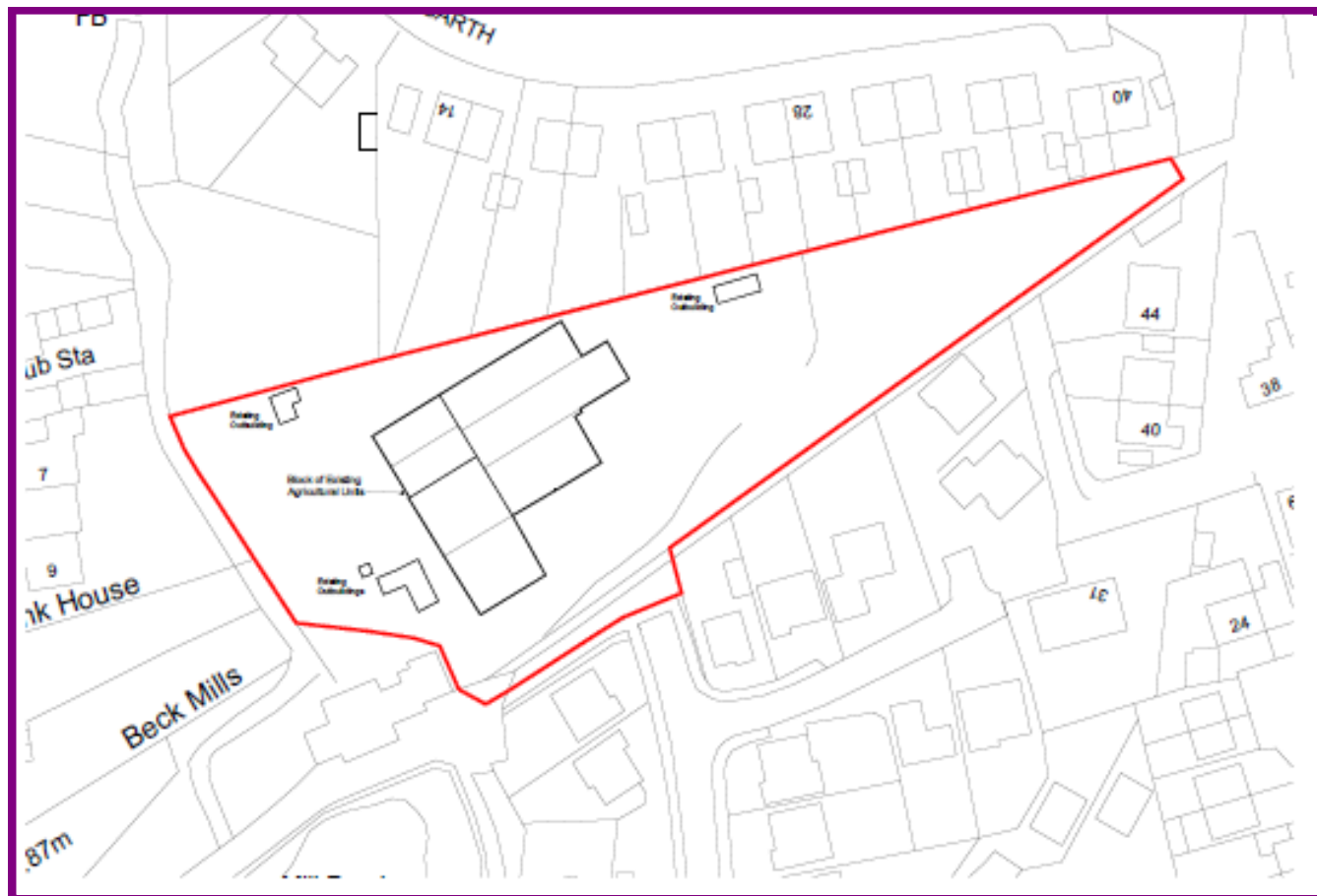


Welham Road  
NORTON, MALTON  
North Yorkshire YO17 9PD

**McBeath**  
Property Consultancy

01904 692929  
mcbeathproperty.co.uk



Boundary shown is indicative only and should not be relied upon

## Excellent Freehold Opportunity

- Accessible location set back from main road
- Could suit range of purchasers
- Of interest to occupiers and/or developers
- Refurbishment opportunity
- Situated in busy town with growing population

# FOR SALE

## LOCATION

The property is situated on Welham Road 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, 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 and historic towns with excellent road and public transport connections. It is a sought after residential location and has an extensive 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%. Furthermore 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 site of approximately 1.34 acres (interested parties must satisfy themselves in relation to the site area) situated along a private drive from Welham Road.

The property is developed with a range of agricultural buildings and is ideal for agricultural and associated storage and distribution uses. The buildings have an approximate gross internal floor area of 969.7 sq m (10,437 sq ft).

We have set out below the most recent uses of the current buildings and site.

- Agricultural storage for plant and machinery
- Repairs to agricultural plant and machinery
- Sawmill
- Storage for anything to do with agriculture

The site could be suitable for B8 general warehousing and storage uses. **This is an opinion only and strictly subject to planning. Interested parties must make their own enquiries in this regard and in regard to any alternative use.**

[www.ryedale.gov.uk](http://www.ryedale.gov.uk)

## PRICING

The vendors require offers based on a guide price of £295,000 for this freehold opportunity.

## SERVICES

We are advised that the site has service connections of electricity and water.

## VAT

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

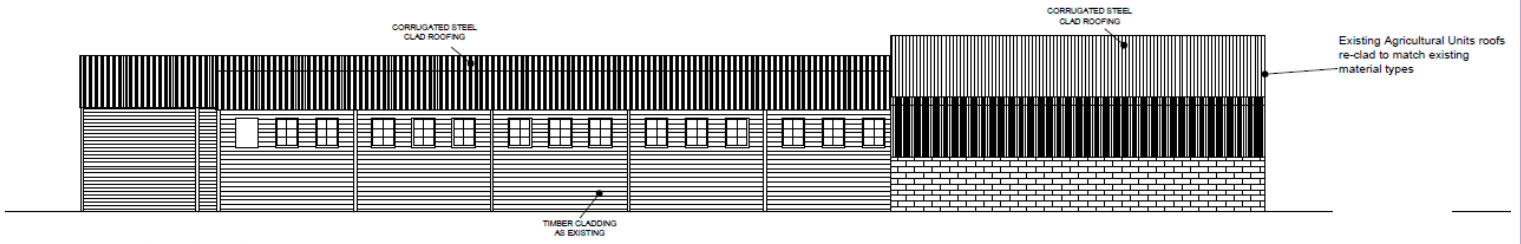
## VIEWING ARRANGEMENTS

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

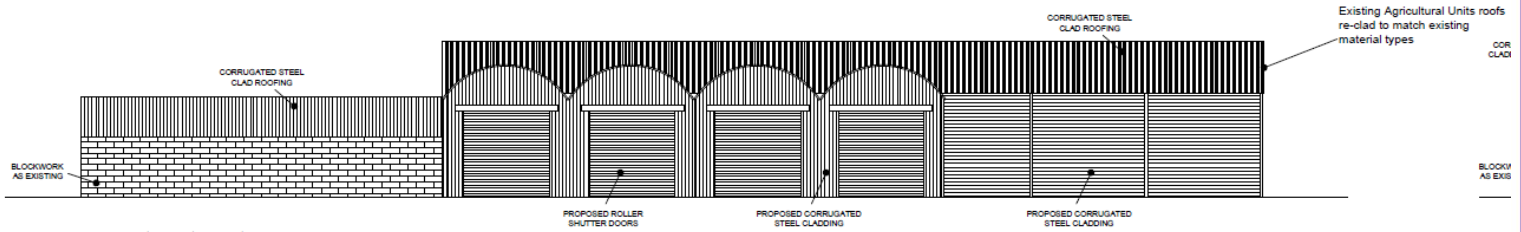
Subject to contract 060423



**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.



Side North West Elevation



Side South East Elevation

Indicative drawing showing how existing buildings could look following upgrading works