

**MEADOW COTTAGE
GANTON SERVICE STATION
BETWEEN MALTON and SCARBOROUGH
NORTH YORKSHIRE YO12 4SN**

McBeath
Property Consultancy

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Detached bungalow, commercial storage land and grass paddock

- Prominent position
- Bungalow with large gardens and outbuildings
- Rear storage yard
- Grassed paddock
- Close to village amenities
- Income generating
- Attractive countryside views

FOR SALE

LOCATION

The property is situated between Malton and Scarborough close to the village of Staxton with immediate access to the A64 which is a busy road that connects Leeds, York, Malton and Scarborough.

The Yorkshire Coastliner bus route between Leeds and the Yorkshire Coast stops right outside the subject property. Seamer railway station which forms part of the Trans Pennine link is a short drive away. Car and public transport accessibility is therefore excellent.

DESCRIPTION

The property comprises a good sized plot of land that is developed at the front with a detached bungalow. There is a front garden and large rear garden with outbuildings.

The bungalow is well laid out internally with accommodation including a fitted kitchen, breakfast room, sitting room, 3 bedrooms (including master suite) and family bathroom.

To the rear there is a yard which is currently being used as storage land for HGVs and trailers. We believe the yard could also lend itself to a number of other uses (subject to planning if and as appropriate). Alongside this is a grassed field which could be used for grazing or outside recreational purposes.

The outbuildings include a utility room, general store room, hobby room and storage for up to 3 cars.

The site is shown edged red on the aerial below. The roadway hatched red is included; neighbouring occupiers and their customers and visitors will have a right of access over this. Similarly, the buyer of the subject property will have rights of access over the roadway hatched green.

The total site area is approximately 2.26 acres.

SERVICES

The property is connected for mains services of electricity, water and drainage. Heating is provided by both oil and gas fired systems.

PLANNING

We believe the property has appropriate planning consents. Interested parties should make their own enquiries in this regard.

INVESTMENT

Currently the rear storage land generates a combined income of circa £1250 per month. We believe that there is potential for creating additional rental income, or to retain the yard with vacant possession for personal use.

N.B. these figures are approximate and subject to confirmation.

PRICE

Offers are requested based on a guide price of £495,000.

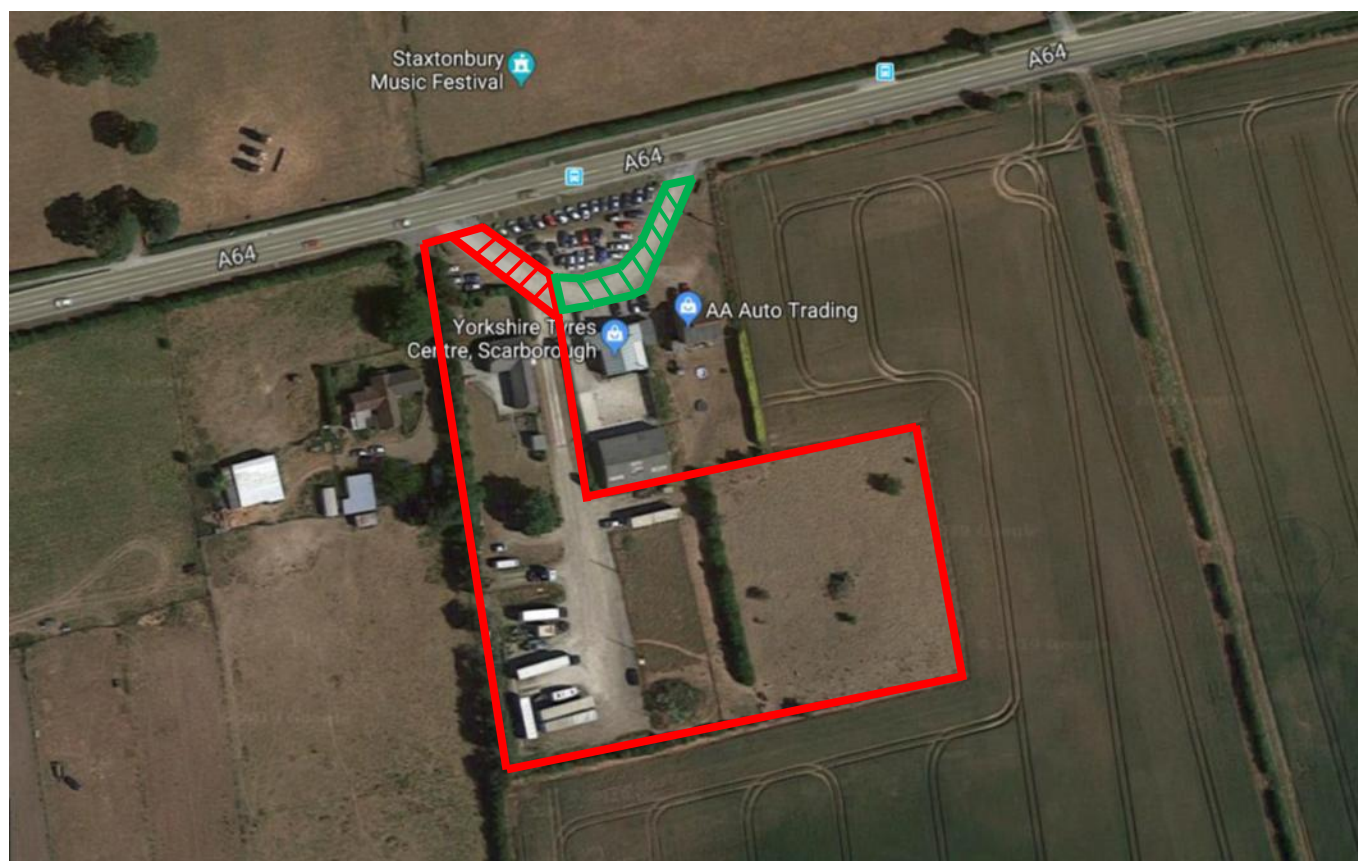
VAT

We are advised that the property is not registered for VAT.

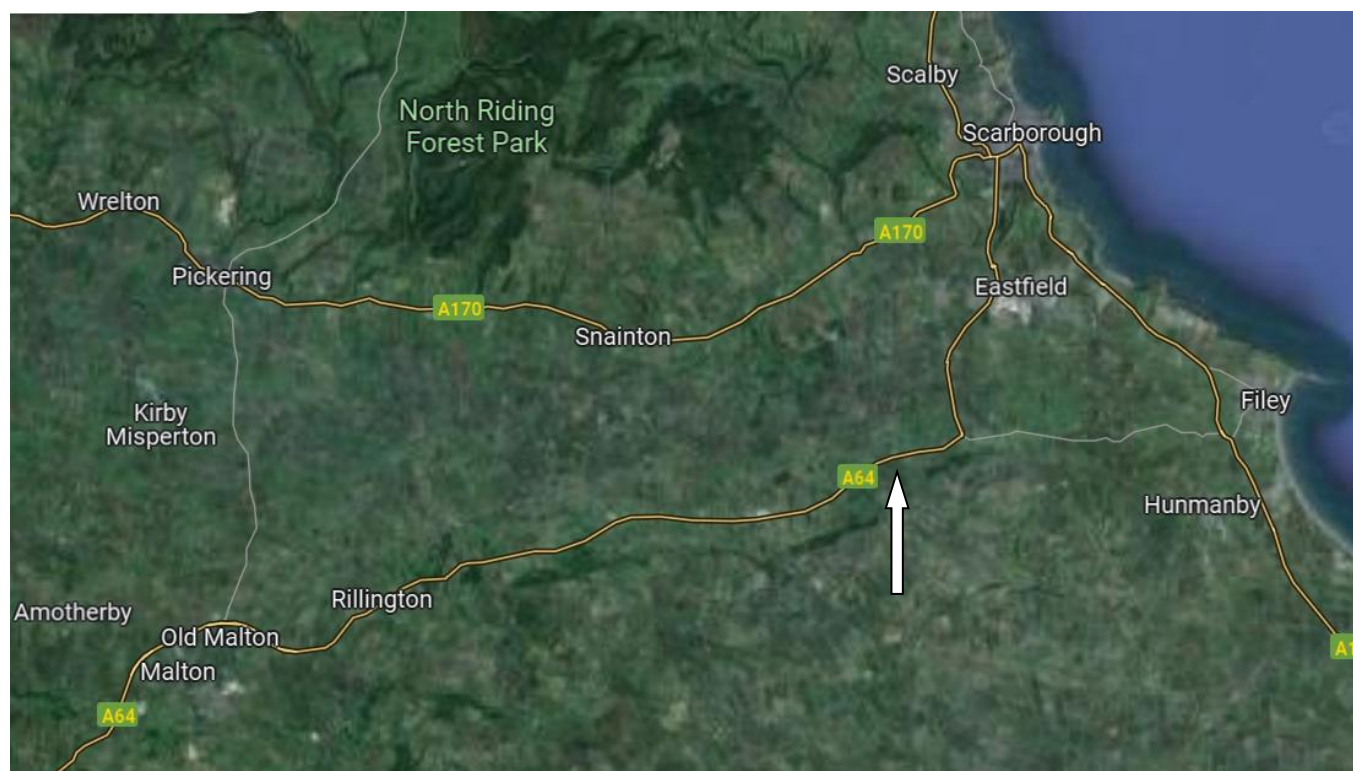
VIEWING AND FURTHER ENQUIRIES

Strictly by prior private appointment with the sole agents. Andrew McBeath
andrew@mcbeathproperty.co.uk or 07725 416002

Please note that the details provided herein are based on information provided to this firm which is to the best of the vendors knowledge and is subject to confirmation. Subject to Contract 200524290525



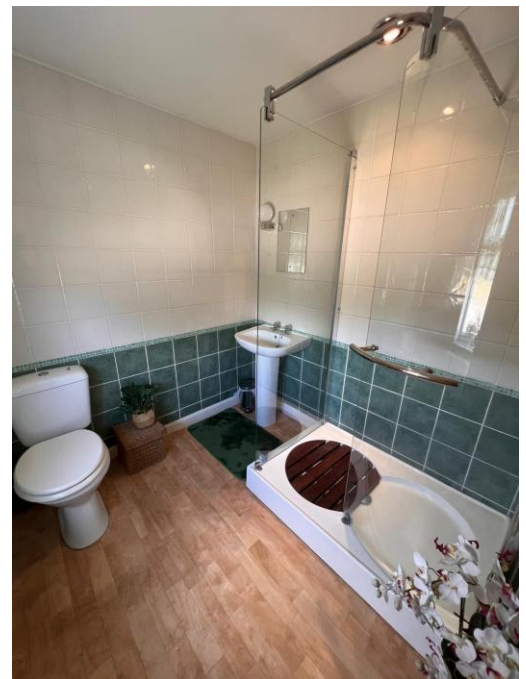
Approximate boundary only – not to be relied on



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