

# Kirkbymoorside North Yorkshire, York YO62 6FD

**McBeath**  
Property Consultancy  
**01904 692929**  
[mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)



## Residential Development Opportunity (subject to planning)

- Attractive and accessible North Yorkshire town
- Well positioned for access to York, Thirsk, A1(M)
- Potential for 3 houses or other scheme type (subject to planning)
- Proven residential location on outskirts of town centre
- Close to local amenities including supermarket opposite

# FOR SALE

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. Registered in England no. 5419610

## LOCATION

The property is situated on Weighbridge Close near to the junction with the A170 which runs through Kirkbymoorside, connecting the Yorkshire coast at Scarborough to Thirsk, the A19 and A1(M). The property is therefore very well connected for road travel including bus services.

Kirkbymoorside is an attractive market town sitting at the foot of the North York Moors National Park close to Helmsley and Pickering. York is approximately 22 miles to the south and there are excellent rail connections within 30 minutes drive at both Malton and Thirsk, the latter providing direct trains to London.

The subject site is adjacent to modern housing on one side and a recently developed veterinary practice to the other. There are a range of shopping and other amenities in close proximity.

The wider area has a good mix of residential build types and a number of well-established businesses, a number of which are major employers in the area.

## DESCRIPTION

The property is a bare plot of land which is part of a larger site that was previously developed with industrial buildings and which formed part of a larger holding sale a few years ago.

The site area is approximately 0.2 acres with an access lane from the main road leading to the vet practice running through it.

## PLANNING

Preliminary enquiries with the planning authority suggest that the site could have potential for residential uses for example 3 houses. We must emphasise that the enquiries have been made on a pre-application basis only and interested parties must make and rely on their own representations.

## SERVICES

We are advised that the site is connected for mains electricity (including 3 phase) and water. Foul drainage is to mains (an interceptor tank may be required).

## SALE TERMS

Offers are invited for this valuable freehold development opportunity.

## VAT

Interested parties must take their own enquiries in this regard.

## TIMING

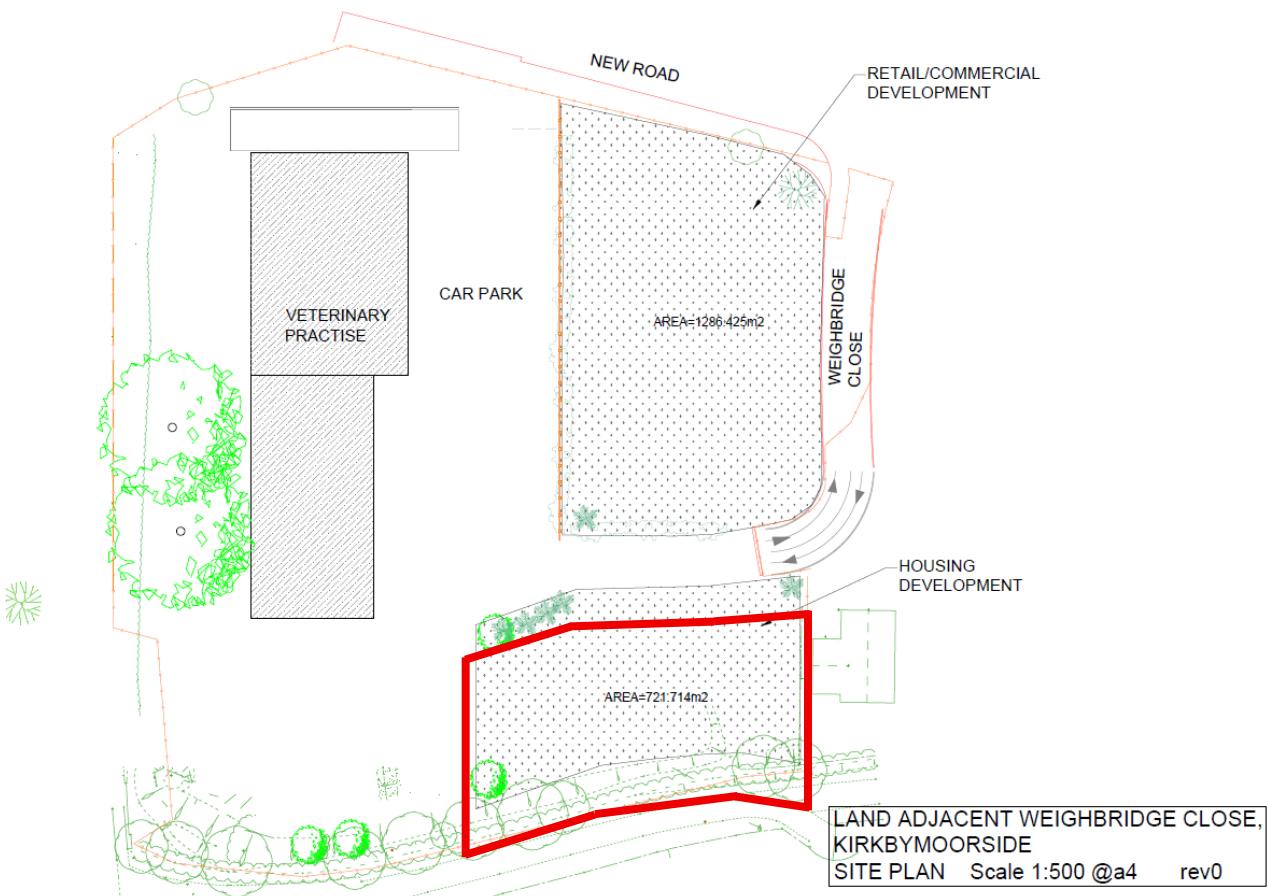
The property is available with vacant possession, subject to conditions and satisfactory completion of legal procedures.

## VIEWING

The site can be inspected at any time during daylight hours. Any inspections are undertaken at the persons own risk, the vendor and their advisers accept no liability or responsibility for damage or injury suffered during inspections. Further enquiries should be directed to sole agents McBeath Property Consultancy [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) **07725 416002** or **01904 692929**



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