

SHOWROOM WITH WORKSHOP & YARD

CONFIDENTIALLY AVAILABLE

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

FOR SALE



**SWINTON, MALTON,
NORTH YORKSHIRE, YO17 6SQ**

- ✓ **5,581 SQ.FT (518.68 SQ.M.) / 0.48 ACRE SITE**
- ✓ **SUITABLE FOR RANGE OF COMMERCIAL USES**
- ✓ **PLANNING IN PRINCIPLE FOR RESI DEVELOPMENT**
- ✓ **PROMINENT FRONTAGE SITE**
- ✓ **ACCESSIBLE TO MALTON AND MAIN ROADS**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property is situated in the popular village of Swinton with frontage to the B1257 which is a busy road that runs from Malton to Helmsley and the A170. Swinton is less than 3 miles west of Malton and the A64 trunk road. The village is accessible for a good range of facilities including a pub/restaurant, sports centre and playground. The neighbouring village of Amotherby is within walking distance and also provides a pub/Chinese restaurant as well as a very popular Primary School. The world famous stately home Castle Howard is a short drive away.

DESCRIPTION

The property comprises a site of approximately **0.48 acres (0.2 hectares)** developed with vehicle showroom and workshop buildings. The buildings provide a total of approximately **5,581 sq.ft. (518.68 sq.m)**.

The buildings have a number of fixtures and fittings in keeping with its current use. The property used to include petrol pumps. The underground tanks have been removed.

The property would lend itself to a continuation of the existing use or alternative uses as described below.

There is also an existing detached bungalow in the same ownership.

SERVICES

The property is connected for mains services of electricity (including 3-phase), water and drainage.

PLANNING

The property has current use for car sales and repairs. The site would lend itself to a continuation of this use or alternative uses such as other 'roadside' uses or residential redevelopment (subject to planning).

The site has Planning in Principle for residential re-development. Further information can be found on the planning portal (North Yorkshire Council Ryedale District ref ZE23/00409/PIP).

PRICE

Offers invited on the freehold.

LEGAL COSTS & VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

The sale is confidential so any viewings are strictly by prior appointment with the sole agents. Please contact: -

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M: [07725 416002](tel:07725416002)

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A: Tom Grimshaw

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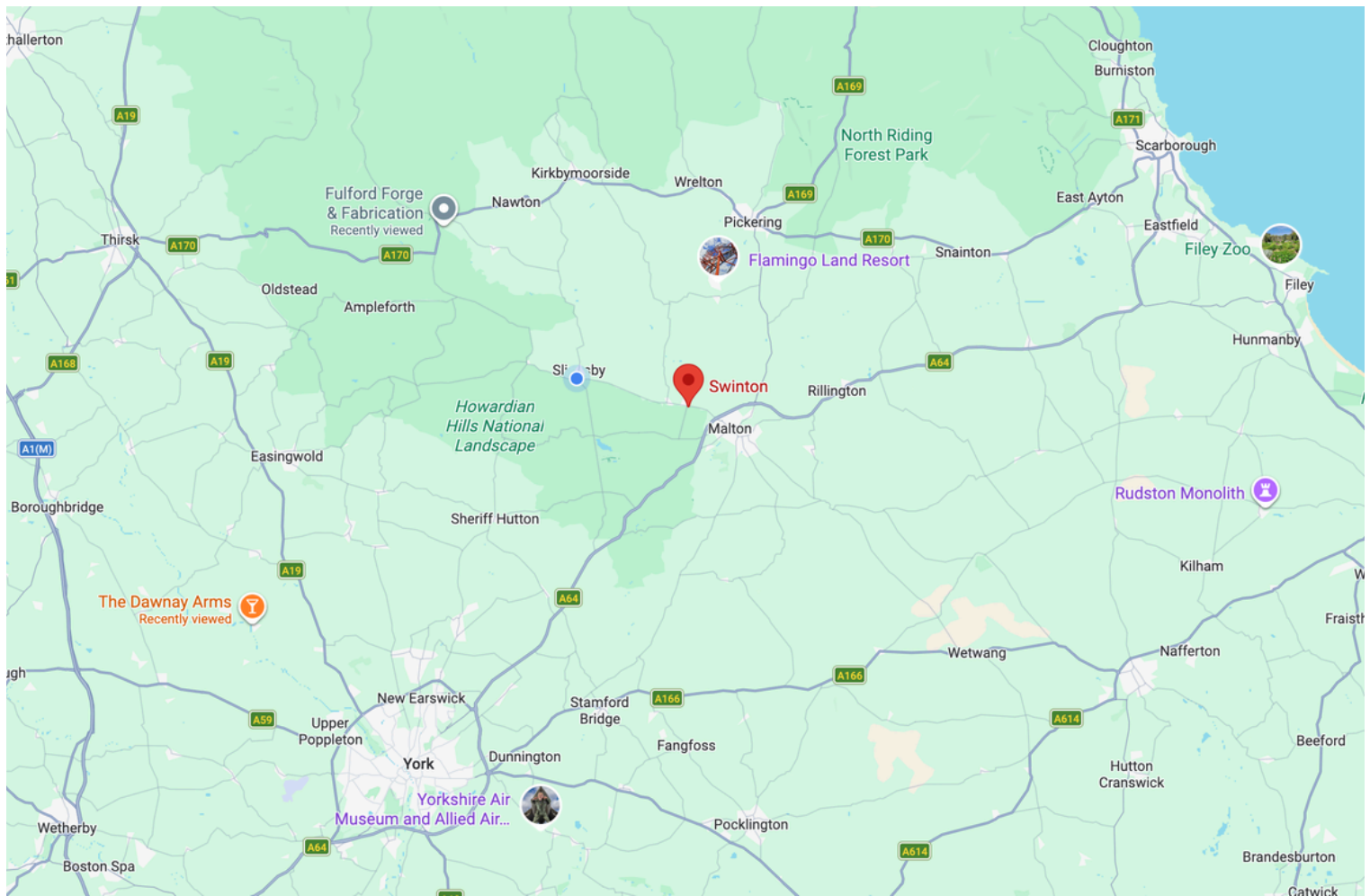
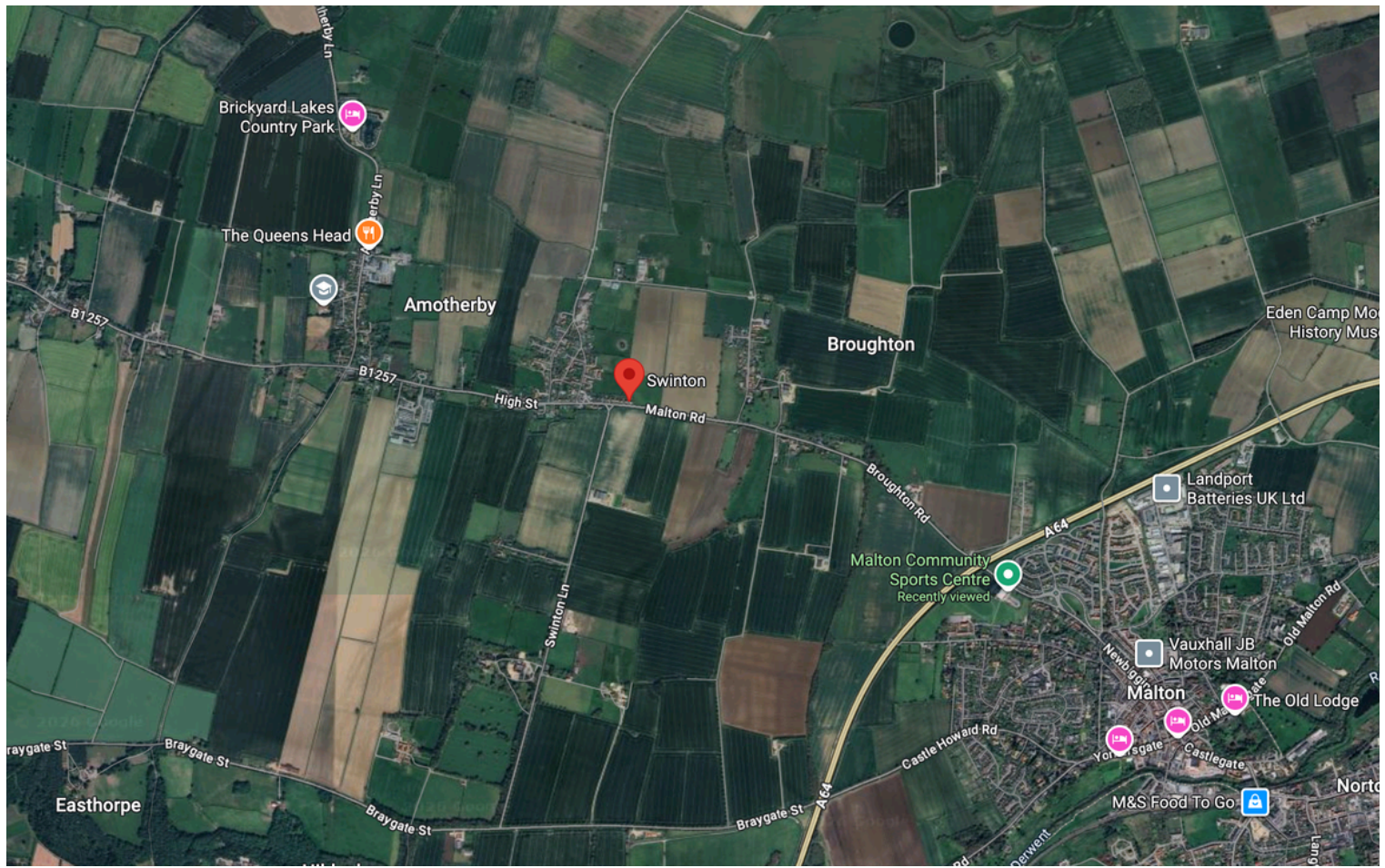
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Subject to Contract - Mar 26



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