

ROADSIDE SITE WITH PLANNING CONSENT FOR DRIVE THRU

McBeath
Property Consultancy

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FOR SALE



FORMER JINNAH RESTAURANT, A64 MALTON ROAD, FLAXTON, YORK, YO60 7SQ

- ✓ **1.17 ACRE PROMINENT ROADSIDE DEVELOPMENT SITE**
- ✓ **PLANNING CONSENT FOR NEW DRIVE-THRU RESTAURANT**
- ✓ **HIGHLY VISIBLE SITE DIRECTLY FRONTING THE A64**
- ✓ **EXCITING DEVELOPMENT OPPORTUNITY**
- ✓ **AVERAGE OF APPROX 23,000 PASSING VEHICLES PER DAY**

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 occupies a prominent roadside position fronting the A64 at Flaxton, approximately 10 miles east of York and 7 miles west of Malton.

The A64 is one of the principal arterial routes through North Yorkshire, providing the main road connection between Leeds and Scarborough, via York and Malton. The route carries significant volumes of traffic serving both local and long-distance journeys between West and East Yorkshire and the North Yorkshire coast.

The subject site is well positioned directly fronting the A64, approximately 10 miles east of York and 7 miles west of Malton, providing an accessible location within the wider York, Malton and North Yorkshire catchment.

The site benefits from significant passing traffic, with the latest available traffic count indicating approximately 23,000 vehicles per day on average with more in the holiday seasons, on the relevant section of the A64, providing excellent visibility and exposure for a roadside food and beverage operator.

DESCRIPTION

The property comprises the former Jinnah Restaurant, a substantial two storey detached restaurant building with a large car park positioned alongside the A64.

The existing building provides a combination of restaurant, bar and ancillary accommodation arranged over two floors, together with extensive customer parking to the front and side of the property. The restaurant historically provided seating for approximately 150 customers, with the site benefiting from attractive open views across the surrounding countryside.

The property is currently vacant and provides an opportunity to acquire a prominent roadside site with an existing building and the benefit of planning consent for redevelopment.

PLANNING

The property benefits from planning consent for the redevelopment of the site to provide a new roadside restaurant and drive-thru facility.

Planning permission was granted by the former Ryedale District Council in September 2024 under reference ZE24/02105/FUL for: *Demolition of existing restaurant and associated outbuildings and erection of replacement restaurant (Use Class E), with associated drive-thru lane, car parking and EV charging infrastructure, access and egress improvements and landscaping.*

The approved scheme provides for a substantial replacement restaurant building together with a dedicated drive-thru lane, customer parking, six EV charging spaces, improved site access and egress arrangements and associated landscaping.

The planning consent provides an opportunity to bring forward a new roadside food and beverage operation directly fronting the A64.

Prospective purchasers are advised to satisfy themselves in respect of the planning consent, approved drawings, conditions and any requirements associated with the implementation of the permission.

Link to Planning Portal: [View Planning Application and Documents](#)

Subject to Contract - Oct 26

ACCOMMODATION

The planning consent provides for a new two-storey restaurant building with the following floor areas: -

Ground Floor	296 sq.m	3,168 sq.ft
First Floor	246 sq.m	2,648 sq.ft
TOTAL	542 sq.m	5,834 sq.ft

The site extends to approximately **1.17 acres (0.47 hectares)**.

TENURE

Freehold with vacant possession.

PRICE

Price on Application.

PRE-LET OPPORTUNITY

In addition to the freehold sale opportunity, interest from roadside operators seeking a pre-let opportunity within the proposed development will be considered.

The approved scheme provides an opportunity for a suitable occupier to secure a new build roadside restaurant and drive-thru facility fronting the A64, with the benefit of customer parking and EV charging infrastructure.

Interested parties are invited to contact the sole agents to discuss their occupational requirements and the potential terms of a pre-let arrangement.

RATES

We understand the property currently has a Rateable Value of £38,750.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price, although we anticipate the transaction will be treated as a TOGC.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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E: andrew@mcbeathproperty.co.uk

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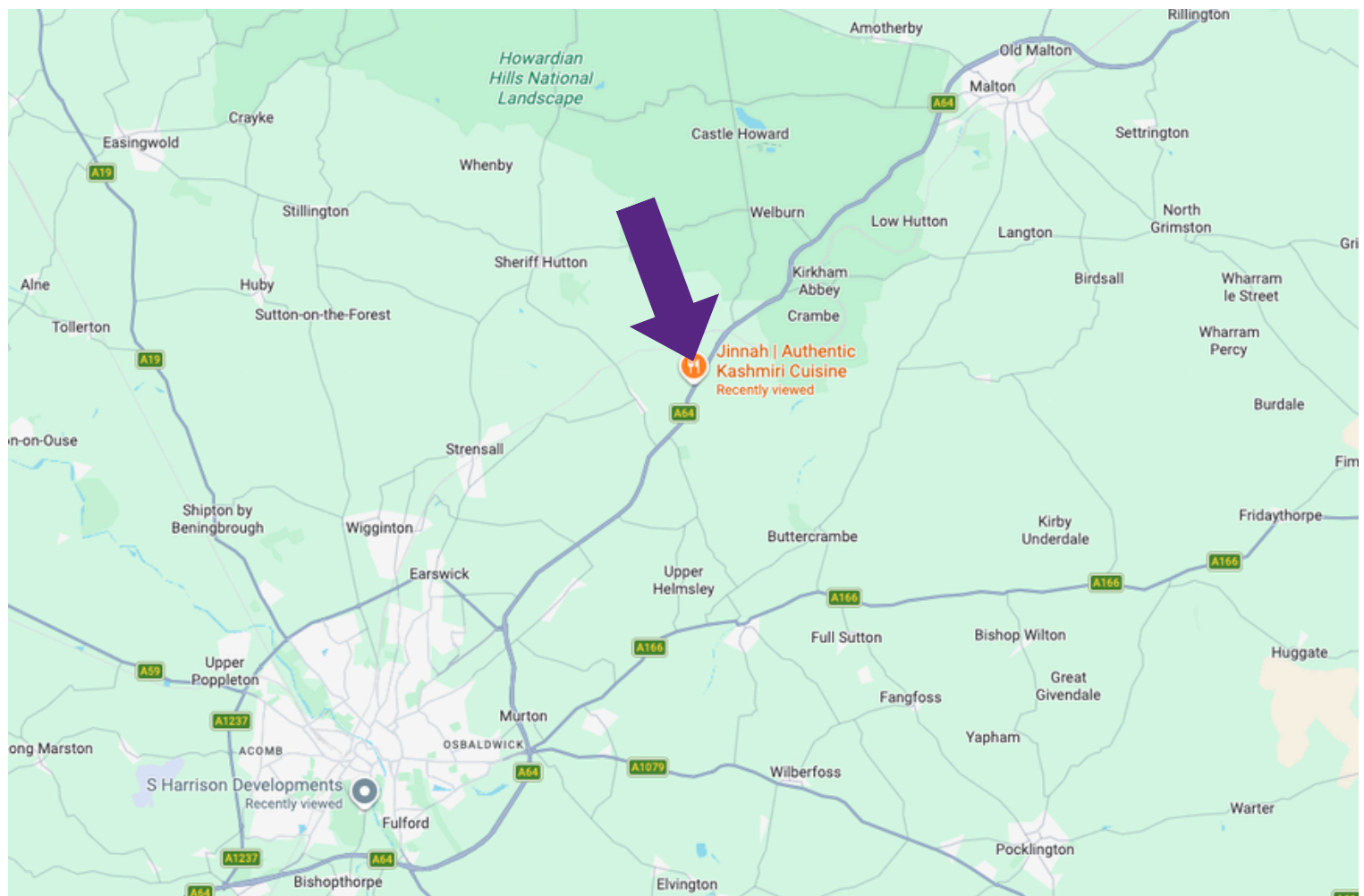
M: [07827 965146](tel:07827965146)

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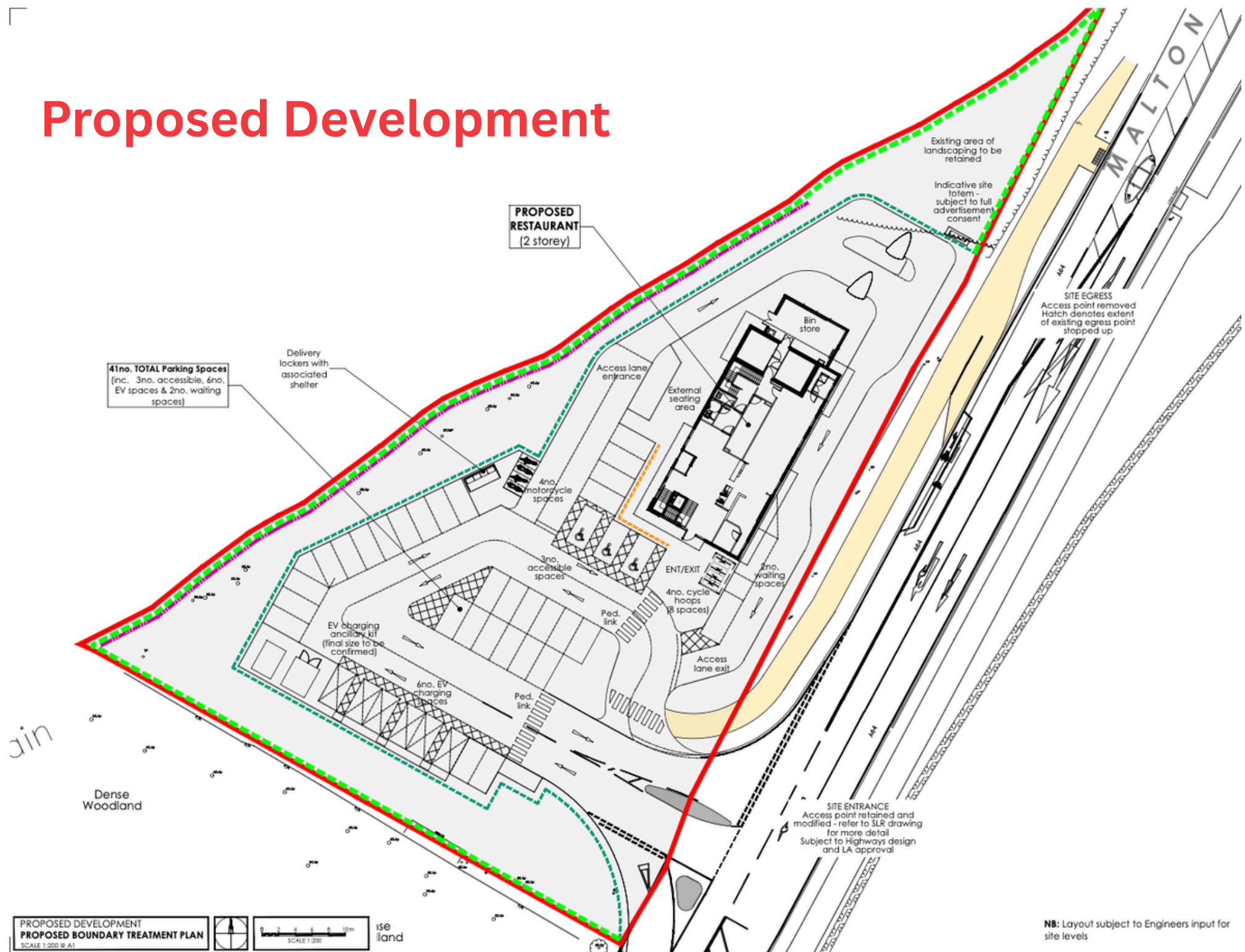


Existing Site

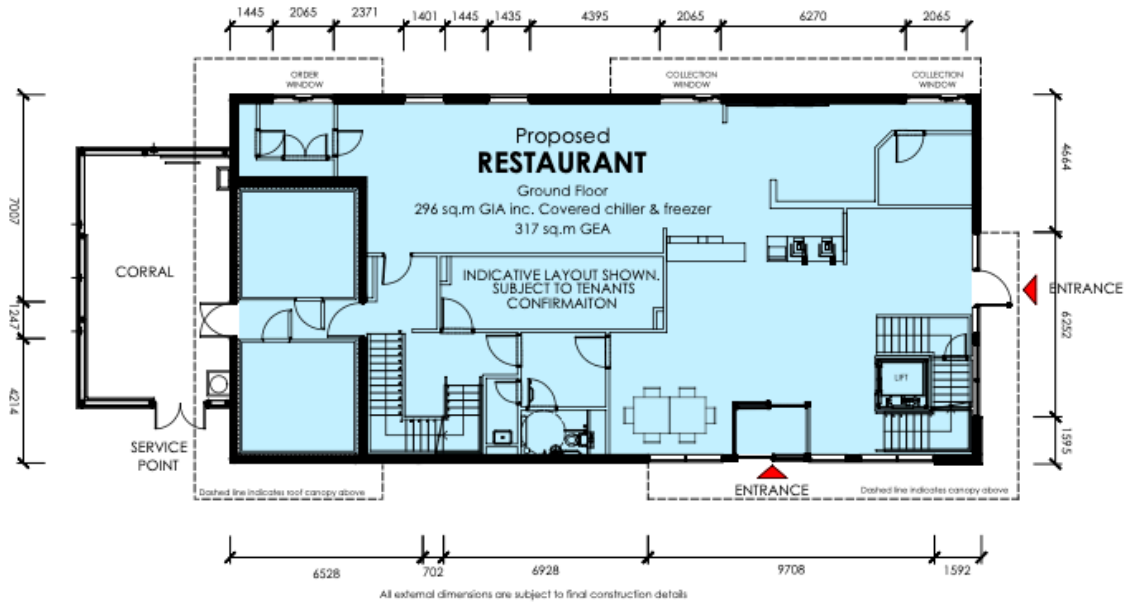


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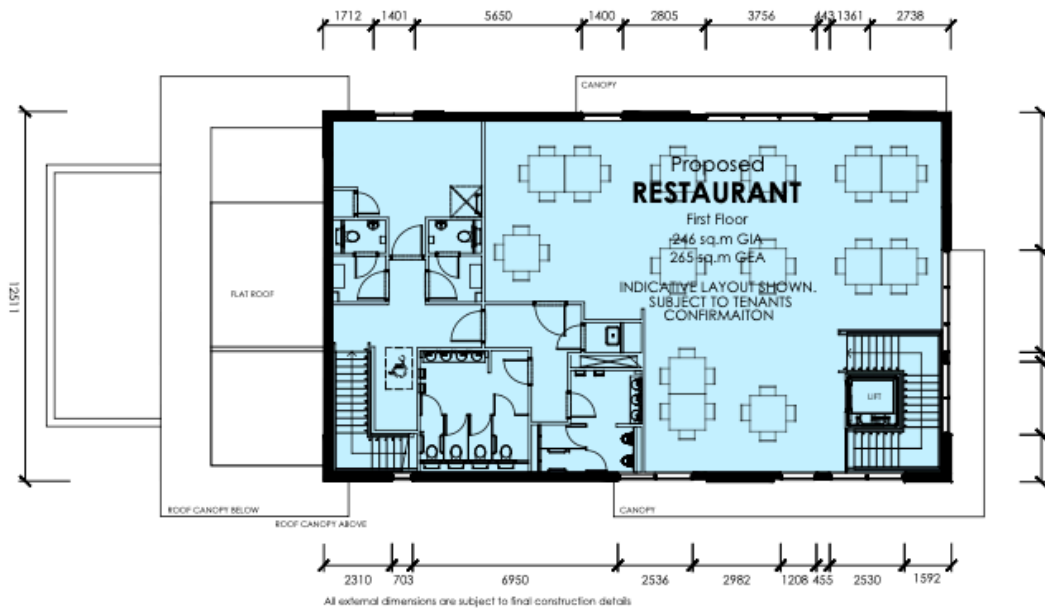
Proposed Development



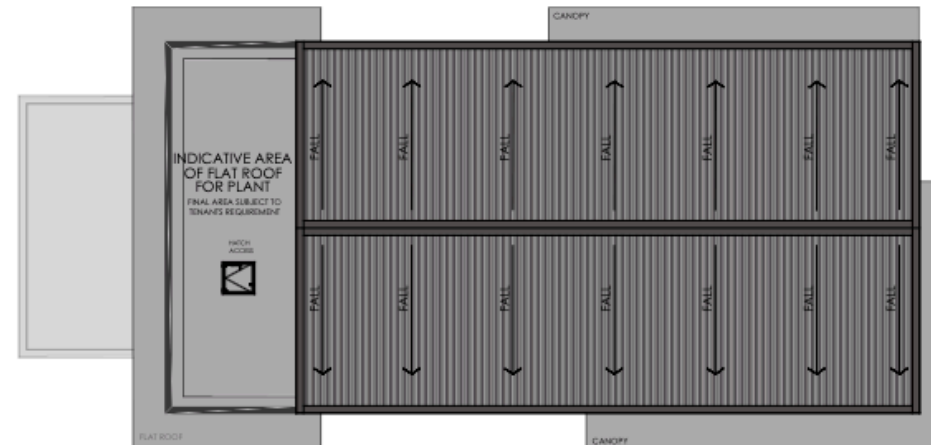
Proposed Development



GROUND FLOOR PLAN

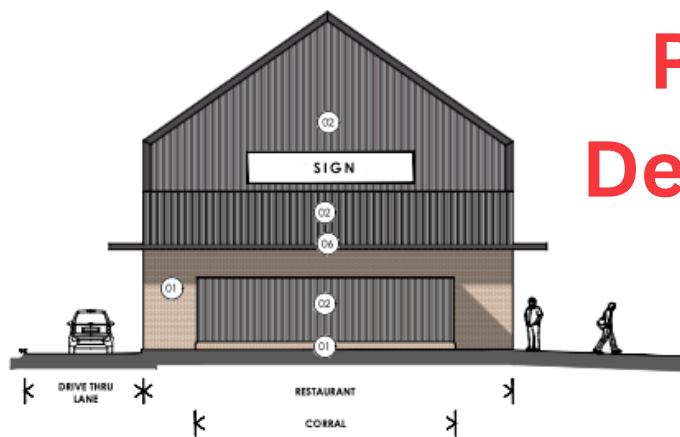


FIRST FLOOR PLAN

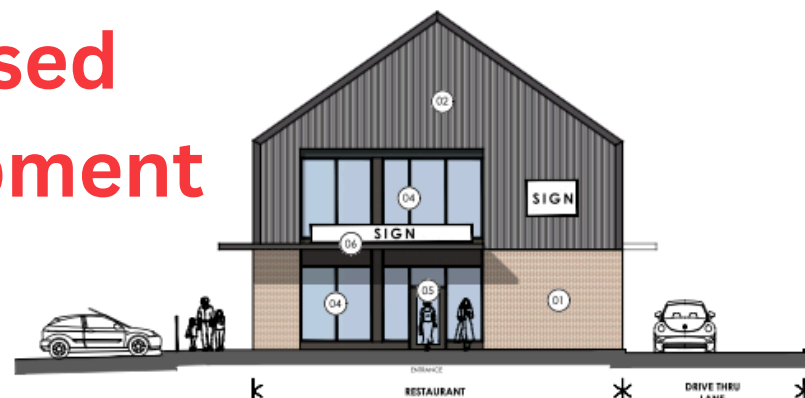


ROOF PLAN

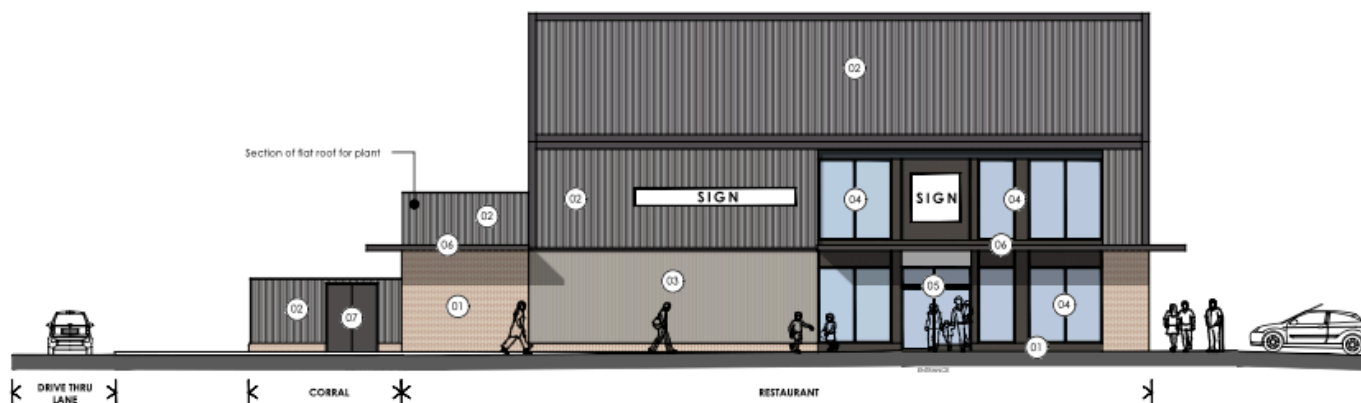
Proposed Development



ELEVATION 1 - facing north of the site



ELEVATION 2 - facing car park



ELEVATION 3 - facing northern boundary

MATERIALS SCHEDULE

- 01 Red multi-brickwork
- 02 Trapezoidal profiled composite metal cladding; laid vertically, Colour: black
- 03 Timber cladding planks; laid vertically
- 04 Aluminium framed glazing system with insulated infill panels, Colour: umbra grey
- 05 Aluminium framed entrance doors, Colour: umbra grey
- 06 Aluminium canopy, Colour: black
- 07 Service door, Colour: black
- 08 Drive thru windows, Colour: umbra grey

NB: ALL SIGNAGE ZONES ARE INDICATIVE AND SUBJECT TO SEPERATE APPROVAL



ELEVATION 4 - facing A64

