

Welham Road
NORTON, MALTON
North Yorkshire
YO17 9DP



Boundary shown is indicative only and should not be relied upon

Excellent Development Opportunity

Design and Build package also available

- Prominent roadside location
- Previous retail and childrens nursery consents
- Will suit occupier or developer
- Refurbishment opportunity for occupier
- Situated in busy twin towns with growing population

FOR SALE

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.

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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 and 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. Of note is a Lidl supermarket directly opposite the subject property.

DESCRIPTION

The property comprises a level and cleared development site of approximately 1.73 acres (interested parties must satisfy themselves in relation to the site area) with direct frontage to Welham Road.

The property has previously had planning consents for a supermarket with childrens nursery and a mixed retail scheme of 3 units with childrens nursery.

Further information is available on the Ryedale District Council web site.

www.ryedale.gov.uk

The reference numbers for the planning consents referred to are;

09/00282/MOUT and 13/00166/MOUT

We can provide interested parties with pdf copies of plans prepared in relation to these respective planning applications. Please contact us accordingly.

THE PROPOSAL

We are instructed to request offers for our clients freehold interest in this site.

Alternatively, we can also offer a design & build package to the bespoke requirements of a prospective occupier. Please contact the agents to discuss these requirements.

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SERVICES

We are advised that the site has temporary service connections of electricity and water. Full services are available and further information can be provide by the vendors in this regard.

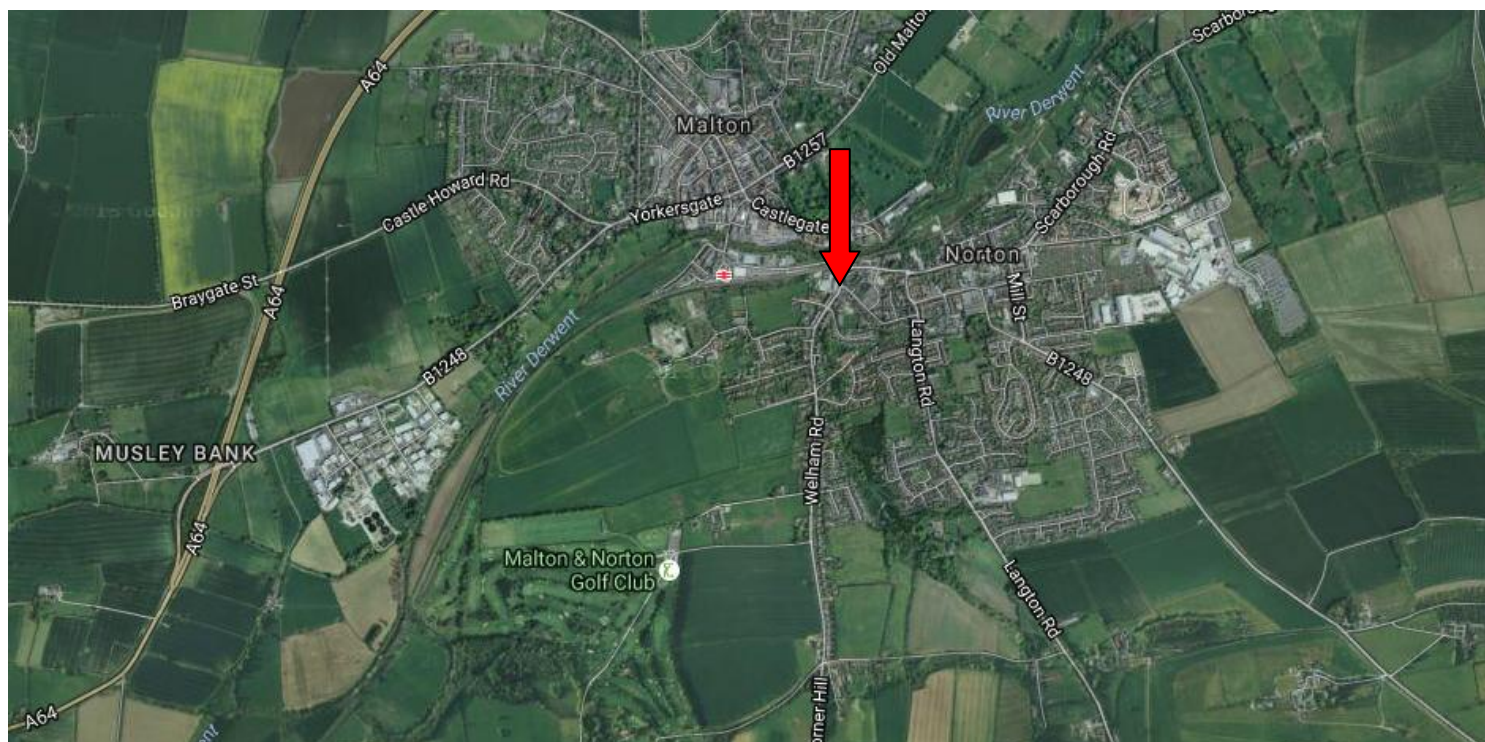
VAT

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 Agents on 07725 416002 or 01904 692929

Subject to contract 060317



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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REGISTERED IN ENGLAND NO. 5491610



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