

Barlby, nr York

York YO8 5LE

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



MIXED USE SITE WITH DEVELOPMENT AND INVESTMENT POTENTIAL

- Highly accessible location on A163 close to A19
- Well positioned for access to York, Selby, M62
- Commercial workspace with offices and stores
- Main House, apartment and cottage
- Grassed fields, partly used as small plane landing strip
- Versatile site suitable for various uses
- Investment and development potential (subject to planning)

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 Market Weighton Road which forms part of the A163 close to the junction with the main A19 arterial road that connects York to Selby and the M62. York city centre is approximately 12 miles to the north and the attractive village of Barlby is nearby.

The villages to the south of York are sought after for residential property and have a thriving business environment thanks to popular and well-established business parks, for example at Escrick, Selby and Riccall.

York is one of the worlds most recognised cities with a rich history that attracts visitors from around the globe. It is also an established and growing commercial centre with a wide range of industries and an enviable quality of life.

DESCRIPTION

The property is accessed along an access lane from the main road, leading to a large site partly developed with a range of buildings including the main building; a converted and extended barn that is laid out to provide workshops, showroom, stores and offices. The main building is part single and part 2 storey and is fitted with a number of commercial fittings including concrete floors, insulated cladding, 3 phase power, loading doors, office fitments. Furthermore there is a self-contained flat within the upper floor. The ground floor reception area has patio doors, there are UPVC double glazed windows, a kitchen/canteen and a number of retained features including exposed brick.

A further workshop and a series of garages are positioned to the front of the site, and to one far extent of the site, hangar/store buildings.

To the rear of the main building there is a contemporarily designed house set within in its own substantial plot. The house has been built with architectural features over 2 storeys. The ground floor provides a fitted breakfast kitchen, master bedroom suite (with 'secret' walk in wardrobe), bathroom, additional bedroom, garage/display and utility/hobby room. The first floor is a stunning open plan living space that opens up to a large terrace offering wonderful views over the site and to adjoining fields.

Additionally there is an outbuilding that was to be a recreation suite with gym and spa-pool. The house has a large garden at the rear. A self-contained cottage is situated alongside the house.

The rear of the site comprises a large stretch of grassed field. The land has consent for use as a private small plane landing strip.

Generally the site is attractively landscaped with a number of features including a large pond.

There is an additional means of access from the main road at the western boundary of the site.

DEVELOPMENT POTENTIAL

The vendor has had preliminary discussions with the local authority with regard to new developments at the site including the specialised disabled residential accommodation units at the front, and industrial starter units at the side and rear. Interested parties should make their own enquiries in relation to any proposal for development at the site.

FLOOR AREAS (approx. to GIA, indicative only)

Main Building	
Reception/Kitchen/Workshop 1	167.18 sq m (1799 sq ft)
Main Workshop 2 –	299.49 sq m (3222 sq ft)
First Floor Offices	182.93 sq m (1968 sq ft)
Second Floor managers office	17.42 sq m (187 sq ft)
First Floor apartment	41.91 sq m (451 sq ft)
Total -	490.96 sq m (5282 sq ft)
Front workshop	179.14 sq m (1928 sq ft)
Garages	133.72 sq m (1439 sq ft)
	96.82 sq m (1042 sq ft)
Hangar 1	379.58 sq m (4086 sq ft)
Hangar 2	145.12 sq m (1562 sq ft)
Main house	377.70 sq m (4064 sq ft)
Cottage -	75.67 sq m (815 sq ft)

Approximate site area – 5.30 acres

SERVICES

We are advised that the site is connected for mains electricity (including 3 phase) and water. Foul drainage is to mains via an interceptor tank and run-off is to a nearby watercourse. The offices have wall mounted electric heaters. The residential units have central heating radiators.

RATEABLE VALUE

We have made enquiries via the Valuation Office website which suggests that the main building has a rateable value of

£27,000 (2023 List) subject to the uniform business rate in the £ to assess rates payable.

EPC

An EPC will be provided as appropriate.

SALE TERMS

Offers are invited for the freehold interest in the whole site.

Consideration may be given to disposal of separate parts of the property.

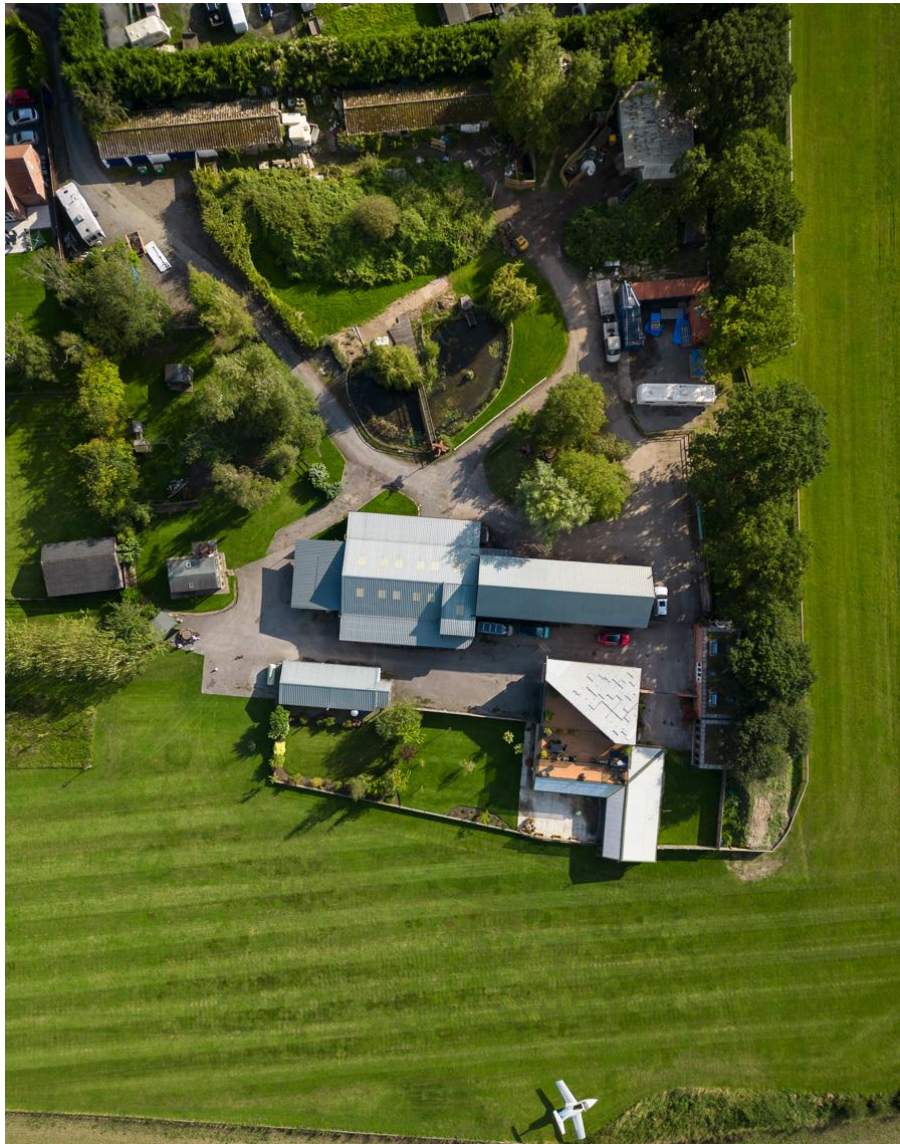
The property is available with vacant possession subject to satisfactory completion of legal procedures and agreed timescales.

VAT

Interested parties must take their own enquiries in this regard.

VIEWING

Viewings are by strictly prior appointment with the sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929



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.



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.



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.