



COMMERCIAL OPPORTUNITY
FLIXTON, SCARBOROUGH, NORTH YORKSHIRE





COMMERCIAL YARD & BUILDINGS

FLIXTON SCARBOROUGH NORTH YORKSHIRE

Filey 5.4 miles, Scarborough 8.4 miles, Malton 18 miles, York 36 miles (all distances approximate)

A UNIQUE COMMERCIAL OPPORTUNITY

“A versatile commercial premises comprising large yard area and 30,000sq.ft of commercial buildings situated in around 6.3 acres ”

- Versatile commercial yard and industrial buildings offering vast potential
- Around 30,000 sq.ft of commercial buildings, workshops and stores
- Waste Transfer site with permit / capacity to take 75,000 tonnes per annum.
- 50 tonne weighbridge.
- Situated in a 2.6 acre site
- Additional land of around 3.5 acres and house available by negotiation.

FOR SALE AS A WHOLE - GUIDE PRICE: £700,000

DESCRIPTION / BACKGROUND

A rare opportunity to purchase a versatile commercial premises offering a variety of commercial and industrial opportunities subject to consents.

The property is situated with quick and easy access to the nearby A64 road network.

The premises has been the base of Murray Brown and Son a well renowned and respected business which has been operating for over 40 years and the business has now been rationalised to concentrate purely on lime spreading.

In basic summary the property comprises:

- Versatile commercial yard and industrial buildings offering vast potential
- Around 30,000 sq.ft of commercial buildings, workshops and stores
- Waste Transfer site with permit / capacity to take 75,000 tonnes per annum.
- 50 tonne weighbridge.
- Situated in 2.6 acres
- Additional land of around 3.5 acres and house available by negotiation.

LOCATION

The property is situated in an attractive rural location positioned on the western edge of the small village of Flixton situated between Staxton and Filey.

The property is accessed off the Filey Road on the immediate western edge of the village. Flixton is a rural village situated 8 miles to the South of Scarborough and 5.5miles to the west of Filey. There is excellent road access onto the A1039 which soon leads to the A64 (York road) and A165 (Hull road).

Scarborough, the nearest major town, is a Victorian seaside spa town and has a large range of amenities and services with shops, restaurants, public houses, theatres, golf courses, sports and leisure facilities along with a railway station with connections to York, allowing access to the East Coast Mainline.

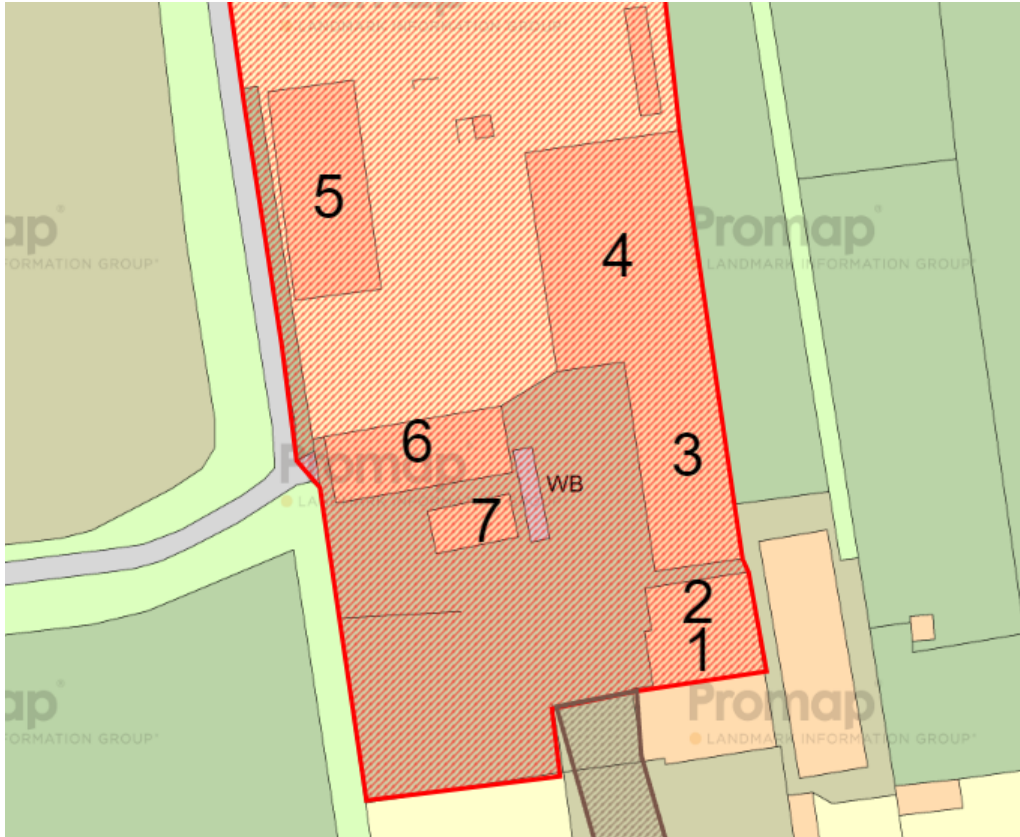


COMMERCIAL BUILDINGS AND YARD

Situated in around 2.6 acres there is a substantial floorspace of commercial buildings which in all amount to approximately 30,000sq.ft of floorspace.

The buildings could easily be utilised for a variety of uses and re-configured to comprise a large number of smaller 'lock-up' type units subject to consents.

The buildings are identified as follows:



BUILDING 1 / GENERAL PURPOSE STORE

15.3m x 7.6m

Steel frame. Earth floor. Profile sheet sides and roof. Roller shutter door.

BUILDING 2 / GENERAL PURPOSE STORE

15.3m x 7.6m

Steel frame. Concrete floor. Sliding door west.

BUILDING 3 / GENERAL PURPOSE WASTE STORE

36m x 15.1m

Steel portal frame building with profile sheet roof and surrounds.

BUILDING 4: GENERAL PURPOSE WASTE STORE

38m x 26.5m (eaves height of 6.8m)

Steel portal frame building with earth floor. Block walling and profile sheet surrounds.

BUILDING 5 / GENERAL PURPOSE WASTE STORE

36m x 15.2m

Steel portal frame building with profile sheet roof and surrounds.

BUILDING 6 / GENERAL PURPOSE WASTE STORE

33.6m x 11.6m

Steel monopitch frame building with profile sheet roof and surrounds.

BUILDING 7 / WEIGHBRIDGE BUILDING AND WORKSHOP

4.93m x 2.17m plus 4.93m x 10.8m

A block wall with profile sheet roof weighbridge office and joiners workshop to the rear.

WEIGHBRIDGE: 50 tonne

GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. None are known. Please note the purchaser will be granted a full right of access from the public highway to the property over the area edged brown. In the event the vendor retains the land hatched blue, they will retain a right of way through the area hatched red.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Tom Watson on 01653 697 820 or email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric, drainage and water supply.
Council Tax/Rates: Band E. Rateable Value: £68,000
Planning: Scarborough Borough Council
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agents office in Malton, 01653 697 820
Postcode: YO11 3UD. (Please do not rely on Sat Nav, please also view location plan).
Guide Prices: £700,000

NOTICE

Details prepared March/April 2023. Photographs August 2023

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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