



**WORKSHOP BUILDING
BURNISTON, SCARBOROUGH, NORTH YORKSHIRE, YO13 0HH**

Cundalls



Yellow and white sticker on utility pole

Grey utility box on the wall

Green metal plate on the ground

WORKSHOP, ADJACENT TO 41 HIGH STREET BURNISTON NORTH YORKSHIRE YO13 0HH

Scarborough 4 miles, Whitby 15 miles, York 42 miles, (all distances approximate)

COMMERCIAL WORKSHOP WITH POTENTIAL

- Commercial workshop building of over 1,250sq.ft
- Situated within Burniston village development limits
- May offer potential for alternative uses subject to reconfiguration and consents
- Ideal for workshop and stores, other commercial uses or holiday cottage use, subject to consents
- Situated in an attractive and reasonably private residential setting
- Well serviced village location in close proximity to Scarborough

FOR SALE BY PUBLIC AUCTION:

6pm on Friday the 15th March 2024 at Scarborough Rugby Club

AUCTION GUIDE: £50,000 to £100,000



DESCRIPTION / BACKGROUND

A rare opportunity to purchase a village workshop with potential. The subject property is situated off the main Burniston High Street on to a private tarmac and part block paved driveway which leads to adjacent residential dwellings.

The property comprises a semi-detached commercial premises which was operated by the late A Tomlinson as a garage/workshop with associated office and stores.

The subject property is situated within a predominantly residential area, however the property boundaries comprise the immediate four walls and a small strip of land to the east boundary, in all amounting to around 0.03 acres.

The property is constructed of part brick, block and stone under a pitched asbestos roof and provides a large open plan ground floor workshop area with ancillary storage and WC facilities to the rear and to the first floor an office area.

The property is situated within Burniston village residential development area, however please note it is also situated within a conservation area, but may offer other commercial opportunities including workshop, storage, holiday cottage uses subject to consents.

GROUND FLOOR

Accommodation	Area
Workshop	92.6m ²
Store including WC & Wash Hand Basin	13.8m ²
Store	12.5m ²

FIRST FLOOR

Accommodation	Area
Office	7.5m ²

LOCATION

The Workshop at 41 High Street, Burniston is located centrally within Burniston village to the western side and has access off a private tarmac and part block paved road which leads to a number of adjacent residential properties.

The village of Burniston is a popular and well serviced village located around 3.5 miles to the north of Scarborough town centre and provides a good range of local services and amenities including village school, shop and public houses.

A wider range of services are available within Scarborough town centre and there is excellent access into the North York Moors National Park.

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. We are not aware of any rights of way or footpaths over the land.

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.



GENERAL INFORMATION

Services: Mains electric, mains water, mains gas and mains drainage.
Council Tax: Not applicable. Business Rates: £5,100p.a. (*small rate relief applies*)
Planning: North Yorkshire Council 01609 780 780
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing: Via appointment with the selling agents on 01653 697 820.
Guide Price: £50,000 to £100,000

METHOD OF SALE – AUCTION

The property is being offered for sale by Public Auction at **6.pm on 13 March 2024**
Please arrive from 5.30pm, as the auction will commence at 6pm prompt. If you have queries on the sale of the land please contact Tom Watson FRICS FAAV or Stephen Dale -Sunley on 01653 697820, Judith Simpson on 01723 472 766 or email tom.watson@cundalls.co.uk / Stephen.dale-sunley@cundalls.co.uk / judith.simpson@cundalls.co.uk

CONTRACT FOR SALE, LOCAL SEARCHES & LEGAL DOCUMENTS

The Contract for Sale, Local Searches and Legal Documents will be made available for inspection by prior appointment with Cundalls Malton office. Legal Document Packs will be directly available from the Vendor's agents and solicitors. Legal queries relating to Title should be addressed to the Vendor's solicitors: Kitching Walker Solicitors, 8 Market Place, Kirkbymoorside, York, YO62 6DD. FAO Mrs Sally Harrison

GUIDE PRICE AND RESERVE PRICE

The guide price is the auctioneer's opinion only, and the property will be offered for sale by public auction, subject to a reserve price.

NOTICE:

Photographs and details prepared January 2024.
All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 the Joint Agents employment has the authority to make or give any representation or warranty in respect of the property.

A BUYERS GUIDE TO AUCTIONS

Please take every opportunity to ensure you wish to bid and ensure that you bid clearly. It is advised that any buyer, prior to bidding has:

- Inspected the property
- Confirmed with us the accuracy of the information provided
- Checked the auction pack/conditions of sale
- Read and Checked the legal pack
- Taken professional advice
- Taken account of Stamp Duty Land Tax (*if applicable*).
- Ensured they have adequate Finance available for the purchase and 10% deposit.

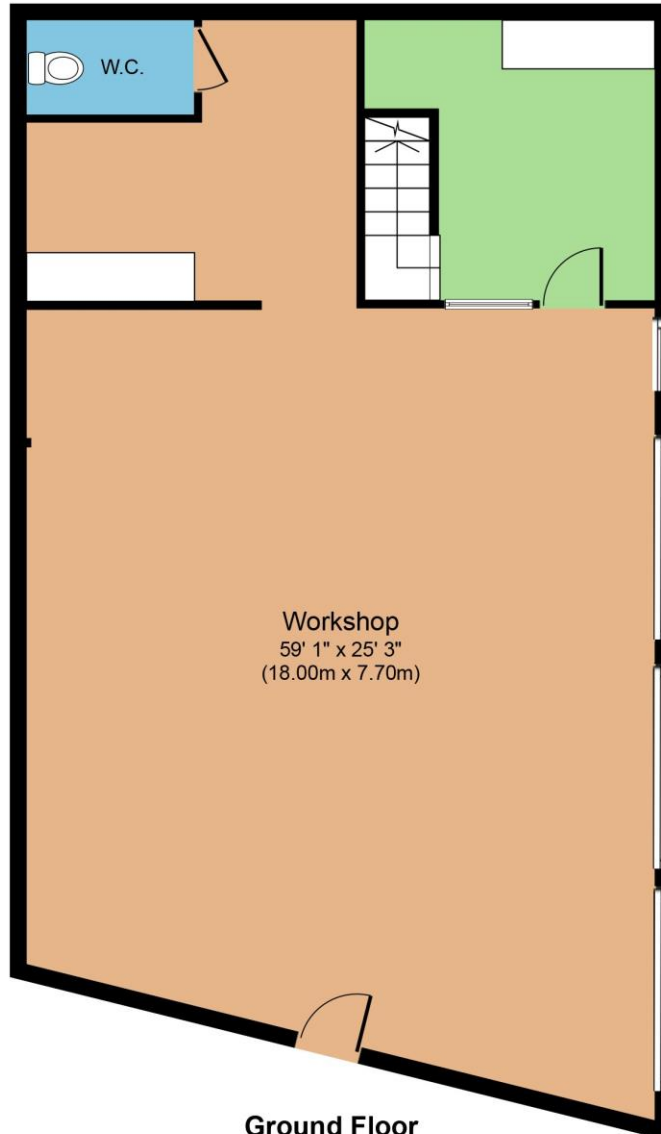
If you are the successful bidder there is a binding Contract. You will be required to sign the Sale Contract immediately and pay a 10% deposit. This may be by way of bankers draft or cheque. The remainder of the purchase price must be paid on the completion date.

Cash is unacceptable due to money laundering regulations. We are able to accept credit or debit cards.

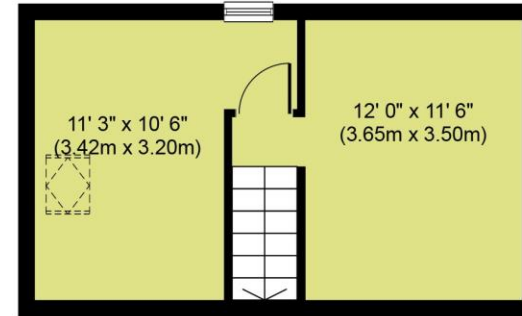
MONEY LAUNDERING REGULATIONS

The successful bidders must provide proof of identity and current address to the auctioneers prior to auction and immediately upon the fall of the hammer and before completing the memorandum of sale.

Suitable forms of identification include: Full passport, national identity card, full driving licence, birth or naturalization certificate, council tax bill, recent mortgage statement from a recognised lender, bank or building society statement including an address or utility bill issued in the last 3 months. If the purchaser is acting on behalf of another party, a letter of authority, in a form approved by the vendor's solicitor, must be obtained. In the event that a purchaser is unable to provide the appropriate proof of identity the transaction will not proceed.



Ground Floor
Approximate Floor Area
1,047 sq. ft.
(97.3 sq. m.)



First Floor
Approximate Floor Area
223 sq. ft.
(20.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

