



For Sale

**Rooke Lane
Nun Monkton
YO26 8EL**

A site of almost 10 acres with development potential, including;

Haulage Yard
Static home
Grassed paddocks

May sell in Lots

briggsburley
Chartered Surveyors

Location

Nun Monkton is a particularly attractive village situated just off the A59.

A1M	6 miles
York	11 miles
Harrogate	15 miles
Leeds	26 miles
Green Hammerton	3 miles (rail station)

The property is situated on the western edge of the village.

Description

The property has a total area of approx 3.9 ha (9.65 acres) and includes a haulage yard, paddocks and static home. These are described as individual Lots, as consideration may be given to offers for a constituent part, see below. Parts of the property may have development potential, subject to planning.

Lot 1 Haulage yard. Site area approx 2 acres. Includes workshops, offices and yard; (outlined and crosshatched pink on plan)

Workshop 1	4,000 sq ft approx. Steel portal frame, profiled steel cladding, asbestos cement cladding to roof. 2 no roller shutter doors, sliding door, inspection pit.
Workshop 2	1,800 sq ft approx, Steel portal frame, profiled steel cladding to part, asbestos cement cladding to roof
Offices	Single storey, prefabricated design, requiring refurbishment.
Workshop 3	Timber frame, inspection pit

Lot 2 Static home on site of approx 1 acre. There has been a static home/caravan on the site for over 20 years. If purchased separately a new access would be required, which would involve crossing a drainage dyke. (outlined and crosshatched blue on plan)

Lot 3 6.5 acres approx of permanent grassland with mature hedge row trees.

Services

There is mains water but no mains electrical connection.

Tenure

Freehold

Rates

There are 2 Rateable Values relating to the haulage yard;

Workshop 1	RV £8,600
Remainder	RV £7,800

Planning

18/4/2000	6/104/40/d/FUL	Change of use from agricultural land and retention of hardstanding.
	85/03105/FUL	Use of buildings for commercial storage, use of adjacent land as a lorry park and retention of office building

Interested parties should make their own enquiries to Harrogate District Council, in respect of any development potential.

Price

Guide price for the whole £480,000

Method of Sale

Preference will be given to selling the property as a whole, on an unconditional basis but consideration will be given to offers for individual Lots and for a sale on a conditional basis, subject to planning.

The vendors will require an overage provision to recover a proportion of any increase in value attributable to the grant of a future planning consent..

VAT

Prices, where quoted, are exclusive of VAT.

Viewing

By appointment with Briggs Burley
Contact John Burley 07949 154881
jburley@briggsburley.co.uk





