



For Sale

Gowthorpe, York,

1.6 acre site and buildings with planning consent for both storage use and residential

Price £150,000

briggsburley
Chartered Surveyors

Location

The property is located on the north side of the road connecting the villages of Full Sutton and Fangfoss and is accessed via Common Lane, which is directly opposite the entrance to Full Sutton Industrial Estate.

The site is approximately 11 miles from York via the A166. The market town of Pocklington is just over 5 miles distant.

The area has a rural character and benefits from attractive views of the Yorkshire Wolds which are nearby.

Description

This is an interesting opportunity for an owner occupier to acquire a relatively large site with a number of buildings which have planning consent for both commercial and residential use.

The site has a total area of just under 1.6 acres and includes 6 buildings with consent for B8 storage. 5 of these buildings are approx. 1,000 sq ft each and are constructed from concrete panels. An inner blockwork skin has been added relatively recently and each unit has a roller shutter door.

The sixth building is approximately 1,500 sq ft and is built in rendered brickwork under a monopitch cement fibre roof. This building requires renovation.

Planning

Details of the planning history and relevant documents, including plans for the conversion of 5 buildings to residential units can be accessed by pasting the following link in to a browser.

<https://drive.google.com/open?id=16U4JSkLkfE48Fj657IpnBvELQpRtdrcZ>

Services

Electricity is not connected but is available in the immediate vicinity. There is a water supply to the site boundary. Interested parties must make their own enquiries to the relevant utilities.

A septic tank/s will be required for foul drainage.

Roads

The property has a right of access over the concrete road from Common Lane.

Tenure

Freehold

Price

Price £150,000.

The sale agreement will contain a provision whereby a sum of £25,000 will be payable if the larger building is granted planning consent. A similar amount will be payable if planning consent for an additional residential unit is obtained in respect of the paddock in front of the buildings.

Viewing

Please contact John Burley for further information or viewing arrangements.
07949 154881 or jburley@briggsburley.co.uk



