



## Land and Building Welham Road | Norton, Malton

An excellent opportunity to purchase 1.34 acres (0.54 hectares) of land, together with over 10,000 sq.ft. of buildings in Norton, situated close to Norton's excellent local shopping and transport facilities, and within easy walking distance of Malton's railway and bus stations.

- 1.34 acres of land and buildings
- Accessible location set back from the main road
- Situated within a busy town
- Alternative uses, subject to the necessary consents
- Currently suitable for agricultural use



**Guide Price £250,000**



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## LOCATION

The property is situated off Welham Road within the town of Norton, adjoining the vibrant market town of Malton. The property is accessed via a shared private driveway leading to private gated access.

## DESCRIPTION

The property extends to 1.34 acres (0.54 hectares) or thereabouts, together with a range of outbuildings extending to approximately 10,437 square feet (969.7 square metres).

The site is currently used for agricultural plant and machinery storage and repairs and sawmill.

## GUIDE PRICE

£220,000 - £250,000

## SERVICES

We understand that the property benefits from mains electricity and water. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

## WAYLEAVES AND EASEMENTS

We are unaware of any wayleaves or easements that cross the land.

## RIGHTS OF WAY

The access from Welham Road is shared with a neighbouring residential property.

## VIEWING

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at [www.boultoncooper.co.uk](http://www.boultoncooper.co.uk) for regular email updates for this property and other available properties.

## WHAT3WORDS

///commander.machinery.submerged





### METHOD OF SALE

For sale by Private Treaty as a whole. The vendor reserves the right to change the method of sale depending on the level of interest gained from the marketing process.

### TENURE

We understand to be freehold with vacant possession on completion.

### ANTI MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering Regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

### AGENT CONTACT

Henry J Scott MRICS  
07739 983806 / 01653 692151  
henry.scott@boultoncooper.co.uk

### VENDOR'S SOLICITOR

Drivers Solicitors  
56A Bootham, York YO30 7BZ  
For the Attention of G Knowles Esq

### PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective purchaser to plot the boundary of the land following the sale and to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.



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Location Plan

## VIEWING

Strictly by appointment with the Agents.

St Michaels House Market Place, Malton, YO17 7LR  
t: 01653 692151  
e: malton@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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**BC**  
Est. 1801