



## Land and Building Low Moor Lane | Rillington

An exceptionally versatile site, comprising 6 no. electric caravan hook-up pitches, 2 no. tent hook-ups plus 8 further tent pitches, a rally field with 34 unit capacity and modern general purpose building (75'x30') with hardstanding yard area and sanitary facilities. The site is accessed along its own part shared hardstanding access track onto Low Moorgate. In all extending to 2.47 acres (1ha) or thereabouts, conveniently located just outside the village of Rillington.

- An exceptionally versatile camp site located on the edge of the popular village of Rillington
- Modern general purpose building
- Comprising electric caravan hook-ups, tent hook-ups and rally field
- Alternative uses, subject to the necessary consents

**Guide Price £195,000**



# Land and Building Low Moor Lane | Malton



## LOCATION

Situated outside of the popular residential village of Rillington, and six miles away from Malton with its extensive shopping and transport facilities. The site is accessed along its own shared hardstanding track onto Low Moorgate.

## DESCRIPTION

An exceptionally versatile site, comprising 6 no. electric caravan hook-up pitches, 2 no. tent hook-ups, plus 8 further tent pitches, a rally field and modern general purpose building (75'x30'), with hardstanding yard area and sanitary facilities. In all, we understand the property extends in all to about 2.47 acres (1ha) or thereabouts.

## GENERAL PURPOSE BUILDING

75' x 30' (22.86m x 9.14m)

Steel portal frame construction with concrete block wall and Yorkshire boarding above, under a PCI roof, part concrete floor, 2 no. roller shutter doors, personnel door and one open fronted bay.

## GUIDE PRICE

£195,000

## 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.

## 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

///costumes.wealth.river

## 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

Ware and Kay Solicitors  
2 Market Street  
MALTON  
North Yorkshire  
YO17 7AS

Tel: 01653 692247

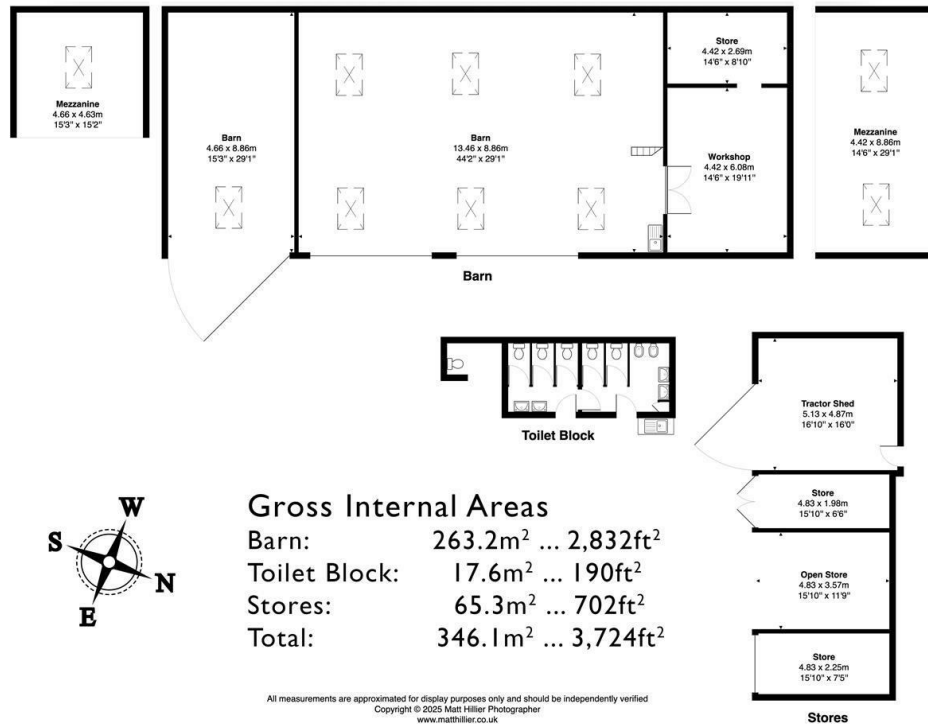
## PLANS, AREAS AND MEASUREMENTS

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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Low Moorgate Park, Rillington, YO17 8JX

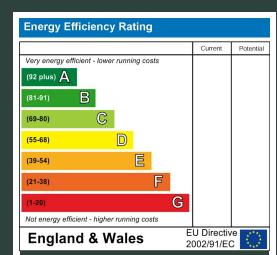


## VIEWING

Strictly by appointment with the Agent.

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[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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
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