

GENERAL PURPOSE BUILDINGS AT COLD KIRBY, NR THIRSK



An Attractively Situated Commercial/Rural Unit Comprising Two General Purpose Buildings, Substantial Chippings and Tarmac Hardstanding Together With Paddock Extending to 3.4 acres or Thereabouts

- Suitable for Livestock, Workshops, Storage or Equine Enterprises
- Quiet Rural Location
- Offered Freehold
- Wired for Three Phase Electricity
- Water Connected

PRICE: OFFERS IN THE REGION OF £120,000-£150,000

General Purpose Buildings at Cold Kirby, Nr Thirsk

SITUATION

Boltby 4 miles
Hawnbly 6 miles
Thirsk 7 ½ miles
Scarborough 38 miles

The property is accessed from the centre of the village via a Green Lane running out of the village and into open countryside over which the property has a right of way.

DESCRIPTION

The property comprises two general purpose buildings together with good area of chippings/tarmac hardstanding and storage areas and completed by the paddocks, in all extending to some 3½ acres or thereabouts. At present the buildings extend to:

General Purpose Building 80' x 60' (24.40m x 18.30m)

With concrete floor. Internally part lined. Corrugated roof with inset corrugated lights. Wired for three phase electricity subject to suitable generator connection.

General Purpose Building 45' x 50' (13.72m x 15.24m)

Steel framed. Corrugated roof and sides. Two double openings to front. Concrete floor. Wired for electricity subject to suitable generator connection. Mezzanine storage.

Lean To 20' x 46' (6.10m x 14.03m)

Wooden framed with corrugated roof and sides. Concrete floor. Double doors to front and rear.

The two general purpose buildings sheds are situated on a good sized site with tarmacadam plannings for a number of vehicles, storage etc. and adjacent to which there will be paddock land extending to 3.4 acres or thereabouts, presently laid to pasture. The hardstanding enjoys the benefit of post/ hedging / stone wall around, nicely situated just outside the centre of the village with a good right of access to it

along the green lane. It offers tremendous scope for agricultural use, workshops, storage, equestrian or change of use subject to purchaser's requirements and any necessary planning permissions.

Paddock

At present it is sown to meadow grass.

GENERAL REMARKS & STIPULATIONS

VIEWING

Possession of these particulars constitutes permission to view at any reasonable time.

TENURE

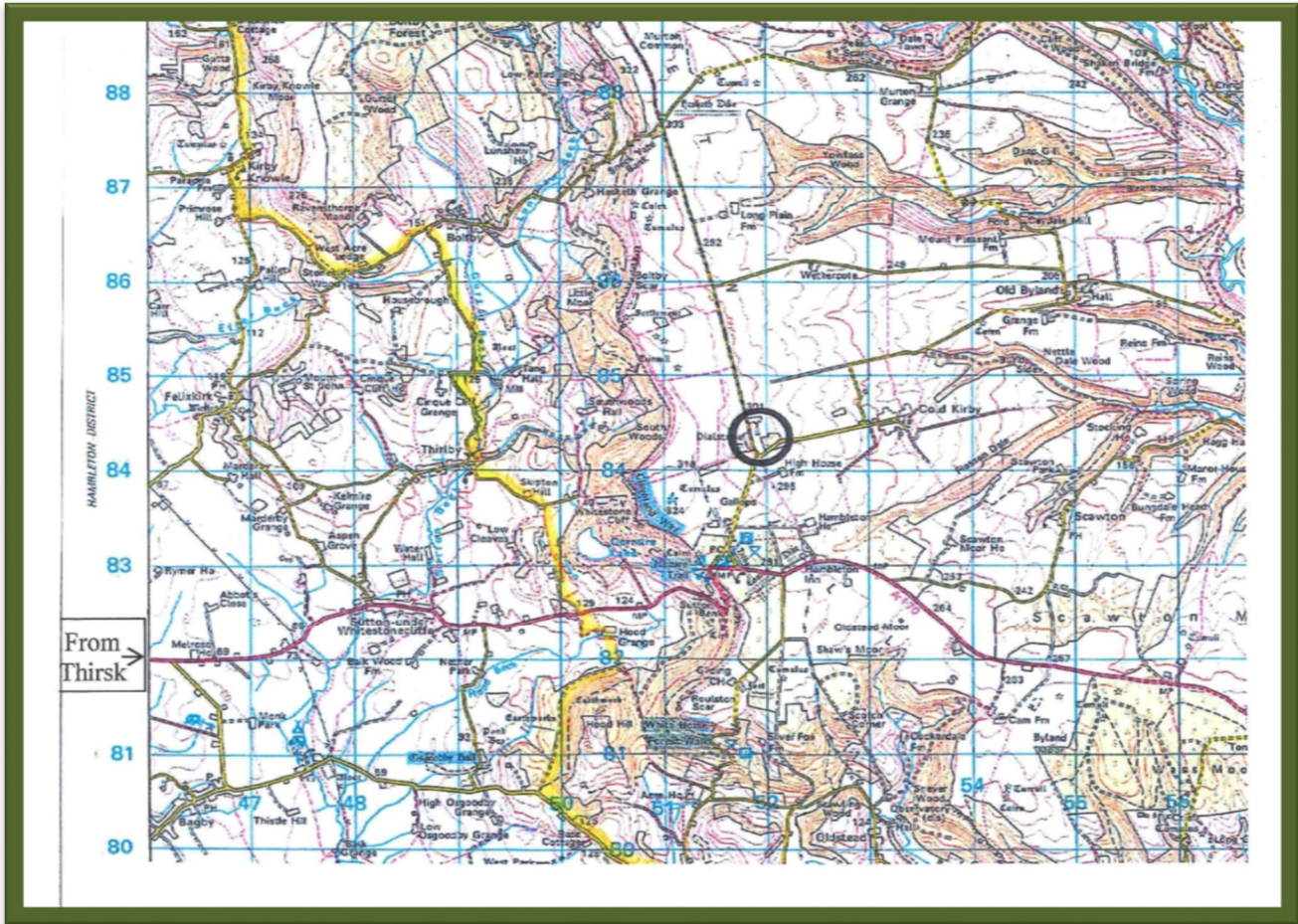
Freehold with vacant possession.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU.



LOCATION PLAN



COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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