

## FORMER BUTCHER'S SHOP MAIN STREET, WESTOW



**A detached, stone & pantile building together with outside space & hardstanding, located within the village development limits, offering great potential, subject to planning.**

Total floor area of approximately 646sq.ft (60sq.m).

All mains services connected.

Located within the Westow Conservation Area & within the village development limits.

Tarmac hardstanding & off-street parking. Overall plot approximately 210sq.m.

### OFFERS OVER £75,000



## **LOCATION**

Westow is an attractive conservation village set in pleasant countryside, in an area where the landscape of the Howardian Hills opens out into the rolling hills of the Yorkshire Wolds. The village benefits from a highly regarded pub and restaurant, The Blacksmith's Arms and has a well-supported cricket club.

The nearby market town of Malton (6 miles) offers a good range of amenities, including shops, restaurants and cafes, tennis courts, swimming pool, gym, cinema and excellent schools. There is easy access to York, approximately 14 miles, with all its varied facilities, including a mainline railway station with direct services to London Kings Cross in less than 2 hours.

## **DESCRIPTION**

This former butcher's shop is located close to the centre of the village and has been in the ownership of the same family since the late 1970s. Created from a stone and pantile barn, there are later additions on both sides of the building, which has a total floor area of approximately 60sq.metres (646sq.ft).

The building, which has been out of use for around ten years, is located within both the Westow development limits and its village's Conservation Area. As such, we feel it offers exciting potential for alternative uses, including residential, subject to securing all necessary permissions.

Occupying a plot of approximately 210sq.metres, the property includes an area of tarmac hardstanding with space to park and is enclosed from the Main Street by a dry-stone wall. With the exception of gas, all mains services are understood to be connected.

The property enjoys a pleasant position within the village, adjacent to the War Memorial.

### **MAIN BUILDING**

9.1m x 4.7m (29'10" x 15'5")

Vaulted ceiling with exposed roof trusses. Windows to the front and rear. Double doors to one side and further door onto the village street. Electric light and power. Concrete floor. Two sink units.

### **LEAN-TO**

8.3m x 1.7m (27'3" x 5'7")

Double doors to one end. Concrete floor.

### **OUTSIDE WC**

2.0m x 1.5m (6'7" x 4'11")

Low flush WC and wash basin. Concrete floor. Electric light. Two windows to one side.



## **SERVICES**

Mains water and electricity. Connection to the mains sewer.

## TENURE

We understand that the property is Freehold, and that vacant possession will be given upon completion.

## POST CODE

YO60 7NE.

## LOCAL PLANNING AUTHORITY

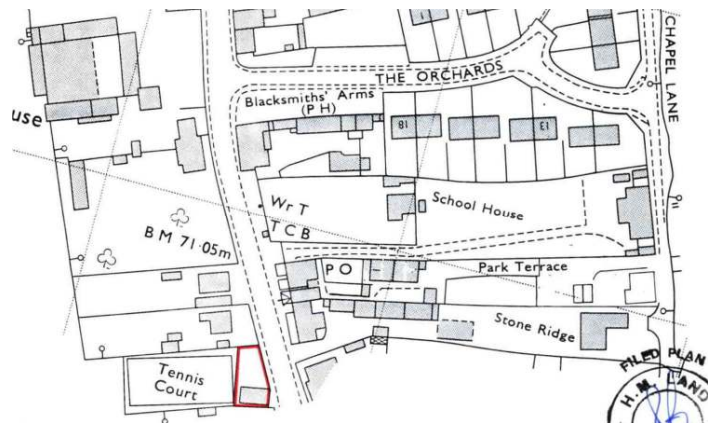
North Yorkshire Council  
Ryedale House, Old Malton Road, Malton, YO17 7HH.  
Tel: 01653 600666.

## VIEWING

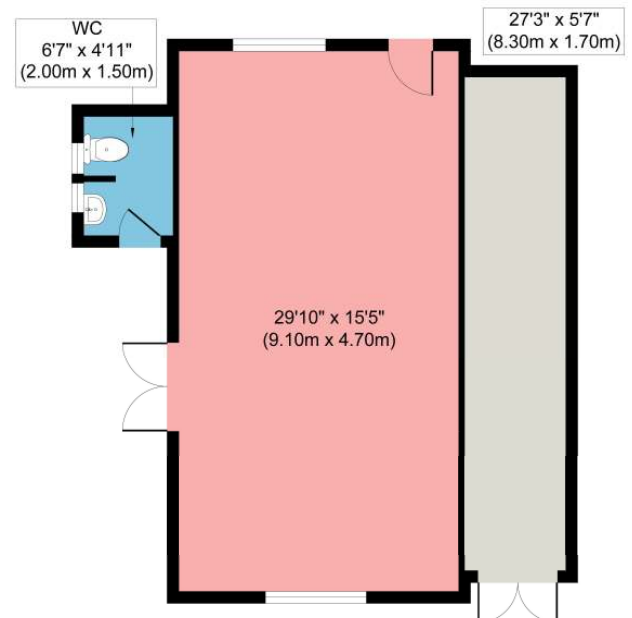
The exterior of the property can be viewed during any reasonable daylight hour, with a copy of the sales particulars. Any inspection of the interior is by prior appointment with the Agent's office in Malton.



## SITE PLAN



## FLOOR PLAN



**Ground Floor**  
**Approximate Floor Area**  
**656 sq. ft**  
**(60.91 sq. m)**

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

