



York Lane, Flaxton, York Offers Over £175,000

The property provides an excellent opportunity for those seeking a versatile commercial/agricultural space within close proximity to York, whilst having easy access to major transport links (A64 & A1237).

Internally, the property provides an open plan layout providing a gross internal area of circa 157.7 sq.m (1,698 sq.ft). 127.31 sq.m of which benefits from "flexible commercial space" (currently B8 storage), with the remainder being subject to agricultural use.

The building sits with a site of circa 0.22 acres (0.089 ha), accessed directly from York Lane.



DESCRIPTION

Constructed from a steel portal frame, the building provides an open plan space suitable for a variety of commercial uses. The walls are clad with concrete panels to the lower part and profile metal sheeting above, surmounted by a profile sheet roof within incorporated roof lights.

Gross Internal Area: 157.7 sq.m (1,698 sq.ft)

Site Area: 0.22 acres (0.089 ha)

Additional agricultural land is available by way of negotiation (subject to an overage).

LOCATION

Located off York Lane, between the villages of Strensall and Flaxton, the property is in a pleasant rural setting adjacent to Strensall Common. The property is sat within a small cluster of commercial activity, being opposite Flaxton Meadows Campsite

The A64 is easily accessed via Flaxton to the northeast or Towthorpe to the south. The York Outer Ring Road (A1237) is located approximately 4 miles to the southwest

York city centre is located approximately 8 miles to southeast of the property and is an important retail and commercial centre and is regarded as one of Britain's most important tourist destinations. It is situated 25 miles north-east of Leeds, 30 miles south-east of Harrogate and 30 miles north of Doncaster.

SERVICES

The property benefits from mains supplies of water and electricity

LOCAL AUTHORITY

North Yorkshire Council.

PLANNING

The property was previously used for agricultural purposes, however is subject to a permitted change of use under Class R of the GPDO 2015. 127.31 sq.m (1,370 sq.ft) of the building is therefore designated as "flexible commercial use", currently being used for B8 storage purpose. Further information and documentation is available upon request.

BUSINESS RATES

Rateable Value: £5,500

Small business rates relief may be available. Please contact the local authority for further information.

ENERGY PERFORMANCE CERTIFICATE

Exempt due the low energy use.

TENURE

Freehold with vacant possession on completion.

VIEWINGS

Viewings strictly by appointment with the selling agent - contact Stephenson's Estate Agents (01904 625 533).

VALUE ADDED TAX

All figures quoted are exclusive of VAT, however we are advised that the property is not opted to tax.

DATE PREPARED

December 2024



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1698 SQ FT / 157.7 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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