

COMMERCIAL LAND & BUILDINGS WITH DEVELOPMENT POTENTIAL

Skipton-on-Swale, North Yorkshire



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SKIPTON-ON-SWALE, NORTH YORKSHIRE YO7 4EG

A RARE OPPORTUNITY TO ACQUIRE A VERSATILE PARCEL OF COMMERCIAL LAND EXTENDING TO APPROXIMATELY 1.77 ACRES (0.72 HECTARES), SITUATED IMMEDIATELY NORTH OF SKIPTON-ON-SWALE AND ENJOYING CONVENIENT ACCESS TO THE A61

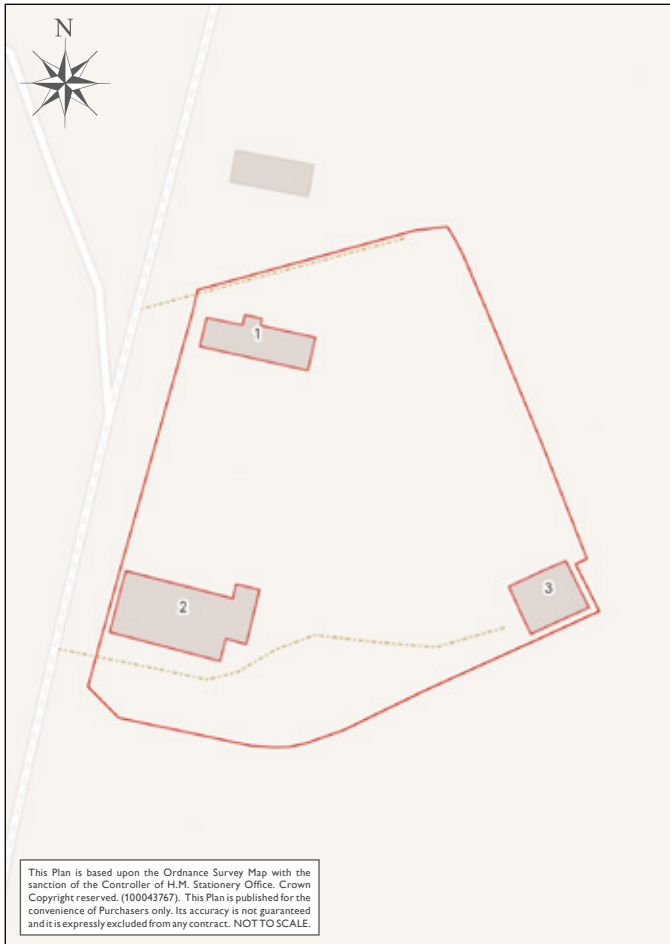
- Strategic location, northeast of Skipton-on-Swale benefiting from convenient access to the A61 and wider road network at J50 of the A1(M)
- Three storage sheds with extant planning permission for agricultural use
- Potential for a variety of uses, subject to gaining the necessary planning consents
 - 1.77 acres (0.72 hectares) in total

FOR SALE AS A WHOLE



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
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www.gscgrays.co.uk
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Description

The property occupies a strategic yet rural location and is approached via a privately owned concrete roadway, formerly serving the Royal Air Force base at Skipton-on-Swale.

The site comprises an area of hardstanding and concrete, together with three storage sheds, offering significant flexibility for owner-occupiers, investors and developers.

The buildings are of timber frame construction with profiled steel sheet elevations and roofs, providing basic accommodation suitable for storage and ancillary uses.

The two southern buildings were previously utilised for the manufacture of timber products; whilst the northern-most building was previously utilised by a fencing contractor.

In 2013, planning permission was granted for agricultural storage.

Approximate measurements of the structures, taken to Gross External Area, are noted as follows:

Building 1: 148.75 sqm / 1,601.08 sq ft

Building 2: 338.15 sqm / 3,639.79 sq ft

Building 3: 133.08 sqm / 1,432.41 sq ft

Whilst no mains water or electricity connections are currently understood to serve the property, services are believed to be readily available nearby, and prospective purchasers should make their own enquiries regarding connection requirements.

The property offers considerable scope for a range of future uses, subject to erecting suitable boundary fencing, and obtaining the necessary statutory consents, including:

- Commercial and industrial redevelopment
- Storage and distribution facilities
- Contractor/builder/plant hire yard
- Open storage uses
- Rural business units and workshops
- Agricultural and equestrian enterprises
- Renewable energy and environmental projects

Local Authority

North Yorkshire Council

T: 0300 131 2 131 | W: www.northyorks.gov.uk/planning

E: customerservices.har@northyorks.gov.uk

Planning Permission

The northern-most building benefits from a Certificate of Lawfulness dated 2nd December 1994. The following documentation is also available to download from the North Yorkshire planning website:

Reference	Description	Web Link
13/01605/ FUL	Change of use of 5 buildings (1 stores and 4 workshops) to agricultural storage buildings.	Click Here
91/0498/ EUC	Use of existing building for the manufacture of wood products.	Click Here

Services

The selling agents have not tested or verified the availability, capacity, or suitability of any services. No services are connected directly to the property, although services are believed to be available within the locality.

Purchasers must rely on their own investigations and enquiries regarding service provision and connection requirements.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks on the transfer plan.

Overage Provision

The Seller reserves the right to benefit from any uplift in value because of a change of use of the land by way of a clawback for a period of 30 years and retaining a 25% share of the increased value for a land use for any other purpose other than agricultural use.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not. A wayleave will be reserved in favour of the telecommunications cabinet and associated apparatus with the boundary of the land included in the sale.

Designations

We are not aware of any historic or environmental designations.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No option to tax has been made.

Disputes

Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas & Schedules

These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents, and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation thereof.

Further Information & Viewing Arrangements

Further information is available from the selling agents, GSC Grays (01748 829 203), who will also arrange all viewings strictly by appointment. Neither the vendor nor the selling agents accept liability for any loss or injury.

Solicitor

Oliver Riley
Eccles Heddon,
5 South End, Bedale,
North Yorkshire

T: 01677 422422

Directions

From the North: Leave the A1(M) at Junction 50 and follow the A61 towards Skipton-on-Swale. Proceed through the village and the property will be found via a private access track by taking the first left after the village.

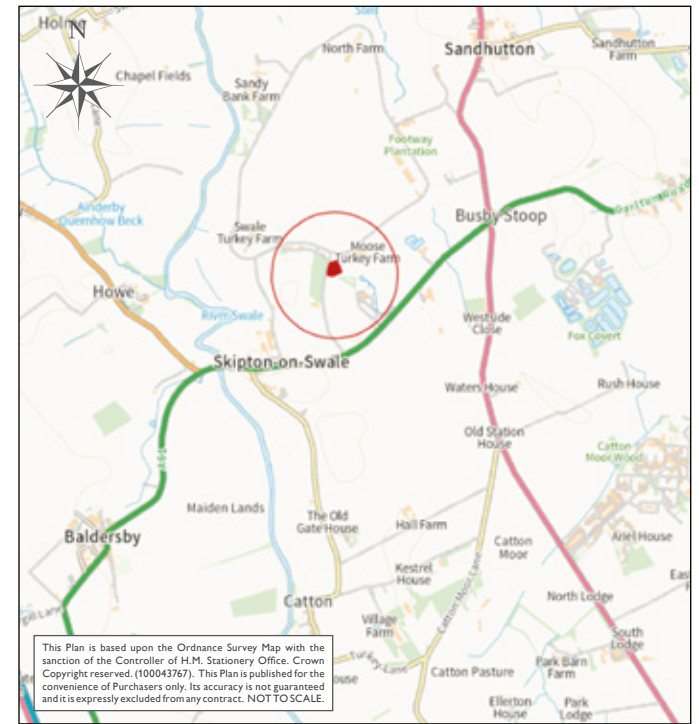
From the South: Leave the A1(M) at Junction 50, then take A61 towards Thirsk for approximately 3 miles.

Pass through village of Skipton on Swale and turn left down private access track to property at YO7 4EG. For satellite navigation purposes, use What3words: ///deep.motivator.nation.

Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property—whether from within the UK or overseas, and whether cash or subject to finance—must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction.

Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.



DISCLAIMER NOTICE: PLEASE READ - GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: June 2026. Photographs taken: June 2026.