

# DEVELOPMENT LAND OPPORTUNITY

YORK ROAD | MARKET WEIGHTON | YO43 3GR

ALL ENQUIRIES

4.76 ACRES OF  
EMPLOYMENT LAND



# DEVELOPMENT SUMMARY

Inviting interest from developers and occupiers on a **freehold and leasehold basis**

**Prime development site** suitable for a range of employment & roadside uses

Outline planning permission obtained for up to **55,000 sq ft** of employment uses and up to **14,000 sq ft** or roadside retail uses under planning ref: 22/01242/STOUT

Scope for a wide range of uses including **industrial, trade counter, retail warehouse, office & retail** (subject to planning)

Adjacent to a **20,500 sq ft new food supermarket** (not part of the sale)

The land is to be sold fully serviced by the vendor with **utilities & access road through the site**

New build residential development for **120 homes** to be built to the north

Rarely available **development opportunity** in an affluent town

Situated between the popular city of **York** to the west, **Hull** to the southeast, **Beverley** to the South & **Pocklington** to the north

**Conditional and unconditional freehold offers are invited**, the vendor will also consider leasehold offers from notable occupiers





York Minster

## LOCATION

MARKET WEIGHTON IS A THRIVING MARKET TOWN WITHIN THE LOCAL AUTHORITY BOUNDARY OF EAST RIDING OF YORKSHIRE COUNCIL.

Market Weighton is highly regarded as a desirable, affluent area. It has seen little by way of commercial development in recent years, so this provides an excellent opportunity for a developer to create a unique, sought-after development.

## SITUATION

THE SITE OCCUPIES A PRIME POSITION FRONTING THE BUSY YORK ROAD WHICH FORMS THE MAIN ARTERIAL ROUTE TO AND FROM THE TOWN.

The site adjoins various built up aspects of Market Weighton, with the main business park, Becklands Business Park located to the south, along with the Britcom Depot to the north. The site is located between the popular city of York to the west, Beverley and Hull to the east, Pocklington to the north.

The land is situated alongside a new 20,500 sq ft Food Store, which will contribute to the prominence and footfall into the site, making this an ideal location for a mix of commercial uses.



 [CLICK TO VIEW  
Google Maps Link](#)

 [WHAT3WORDS  
searcher.slopes.likes](#)

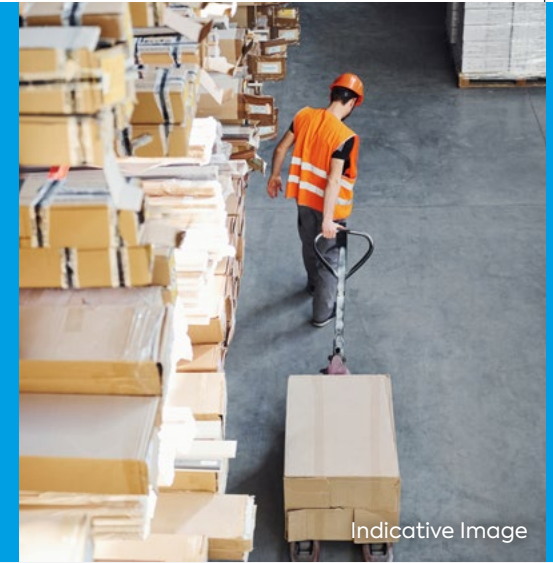


## DESCRIPTION

AN EXCELLENT DEVELOPMENT OPPORTUNITY, WITH SCOPE FOR VARIOUS USES INCLUDING EMPLOYMENT, ROADSIDE AND RETAIL (SUBJECT TO PLANNING PERMISSION).

The land has most recently been used for agricultural use and there are no existing buildings or structures within the site boundary.

The land is level and will be sold with power, and an agreement for the vendor to provide an access road through the site, which will provide access to the residential development to the north.



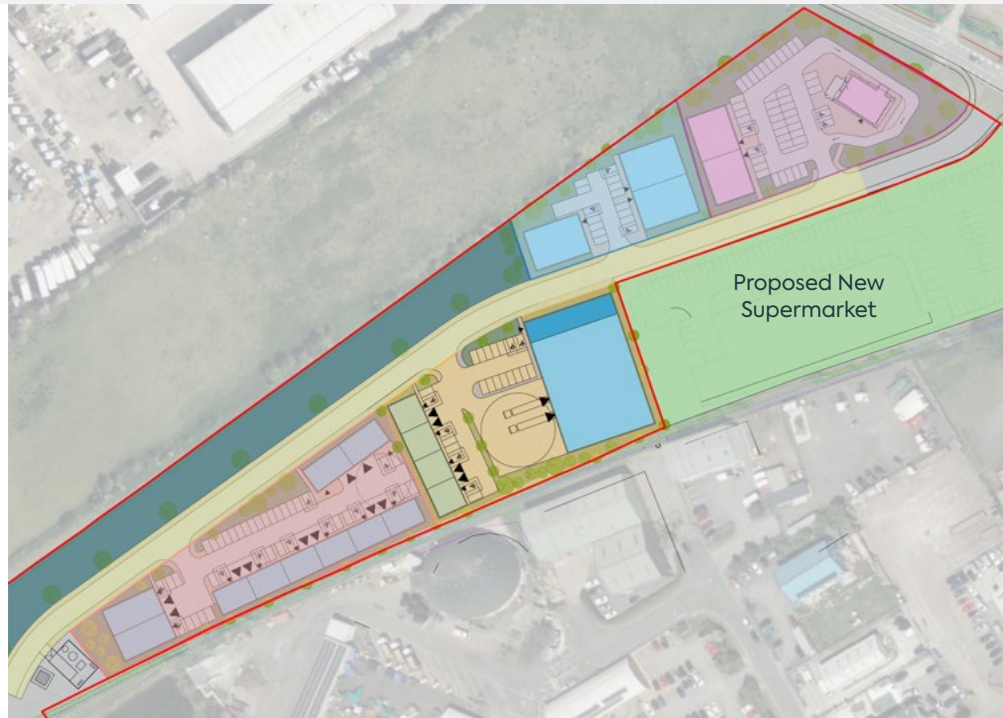
Indicative Image

## PLANNING

OUTLINE PLANNING PERMISSION OBTAINED FOR UP TO 69,000 SQ FT OF COMMERCIAL SPACE, COMPRISING 55,000 SQ FT OF EMPLOYMENT USES AND UP TO 14,000 SQ FT FOR ROADSIDE RETAIL USES UNDER PLANNING REF: 22/01242/STOUT

We consider the land suitable for a wide range of commercial premises for uses including B2, B8, E(a), E(b), E(d), E(e), E(f), E(g) and F2(d). The site is not in a greenbelt, nor in a flood zone area.

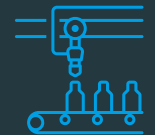
Surveys, investigations and plans are available upon request.



### POTENTIAL SCHEME USES:



TRADE COUNTER



INDUSTRIAL



RETAIL WAREHOUSE



FOOD RETAIL



WAREHOUSE



RETAIL



TESCO

MARKET WEIGHTON

0.5 MILES

HUWS GRAY

PROPOSED NEW  
SUPERMARKET

YORK ROAD

THE SITE

RESIDENTIAL  
DEVELOPMENT SITE

A1079

YORK  
POCKLINGTON

MARKET  
WEIGHTON  
HULL  
BEVERLEY

## FURTHER INFORMATION

### TENURE

Freehold with vacant possession.

### DATA ROOM

For site investigation and plans, please request access via the sole agents.

### VAT

VAT is not applicable.

### ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## PROPOSAL

Freehold Interest – the vendor will sell the land as a whole or in part as a serviced plot. The land is available as a whole or in part on a conditional and unconditional basis.

Price on application.

Leasehold interest is invited from occupiers, the owner is prepared to build out the site, subject to agreement.



## VIEWINGS

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