



Oak Tree Poultry Farm Yatts Road | Pickering

A development opportunity in a rural setting extending to approximately 0.96 acres with excellent access off the main road



Guide Price £165,000

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DESCRIPTION

Former poultry farm including various poultry buildings, workshops, secure store and office along with direct main road access, together with a further plot which may be suitable for development subject to the necessary planning permissions.

Three main poultry sheds are fully kitted out with feeders and drinkers, which could be used for a variety of storage or possibly commercial purposes subject to the appropriate consents being sought. The buildings are in good order throughout and although they have not housed poultry for over 10 years they have been in continuous agricultural use being used for dressing seed grain and storing agricultural chemicals used in conjunction with the previous owners agronomy business.

POULTRY UNIT 1

99'4" x 34'5" (30.3m x 10.5m)

POULTRY UNIT 2

118'1" x 39'8" (36m x 12.1m)

POULTRY UNIT 3

86'7" x 27'10" (26.4m x 8.5m)

MAIN WORKSHOP

35'5" x 28'2" (10.8m x 8.6m)

WORKSHOP 2

39'4" x 21'7" (12m x 6.6m)

SECURE STORE

17'1" x 7'10" (5.23m x 2.4m)

OFFICE

7'2" x 7'2" (2.2m x 2.2m)

LOCATION

The property is located directly off Yatts Road, approximately 3 miles to the north of the market town of Pickering.

PLANNING PERMISSION

No planning permission is currently in place nor has been applied for. Given that the last known use of the property was for agricultural purposes it may be suitable to convert the existing buildings under a Class Q planning application.

In addition, the southern most section of the site is well defined and adjacent to an existing residential dwelling and, subject to the appropriate planning consents being sought, would make an excellent residential building plot. The plot itself extends to approximately 0.29 acres (1190 sq m).



SERVICES

It is the sellers intention to have provision for access to mains water and electricity. Both of which are currently on site.

PLAN

The plan shows the total site for sale edged in red and extending to 0.9682 acres (3918 sq. m.).

ACCESS

Access to the property is taken over a 7m access track to the south and a 5.4m access track to the north.

RIGHTS OF WAY

We are not aware of any rights of way which affect the property.

WAYLEAVES AND EASEMENTS

None that we are aware of.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Due to the private access all viewings must be made by prior appointment.

DIRECTIONS

The property can be found on the left hand side of Yatts Road, which connects onto Undercliffe directly to the north of the main A170 public road in the centre of Pickering.

METHOD OF SALE

By private treaty. The vendor reserves the right to conclude the sale by any means.

ANTI MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

AGENT CONTACT

Henry Scott MA (Hons) MSc MRICS

Oak Tree Poultry Farm Yatts Road | Pickering



VIEWING

Strictly by appointment with the Agents.

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