

FOR SALE - SUBSTANTIAL MIXED-USE SITE WITH VACANT POSSESSION

MALTON ROAD,
PICKERING, YO18 8EA

- Rare Freehold Opportunity
- Road Fronted Site – Approx 2.04 Acres
- Suitable For A Variety Of Uses (STP)
- Previously Mixed Use - Existing Buildings
- Good Access to A64 / A170
- Development / Redevelopment Potential



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Rare Opportunity To Acquire A Substantial Roadside Mixed Use Site.....

The site comprises 5 No commercial buildings and extends to approximately 2.04 Acres. Previous uses on the site include retail, hospitality, residential, offices, general industrial and storage – interested parties must rely on their own enquiries to satisfy themselves in this regard. The site is ideal for both owner occupiers / investors and has potential for further development / re-development (STP). We understand the site benefits from multiple 3 phase electric supplies (provision for more) and mains water; drainage is via 2 treatment plants towards the rear of the site. Interested parties should also note the vendor does have the ability to increase the overall site area being made available.

The site is situated fronting the heavily trafficked Malton Road between the popular North Yorkshire market towns of Pickering and Malton which have extensive amenities as well as bus and rail services which feed into the wider national network. The site is approximately 5 miles North of the A64 carriageway which links the East Coast to the major cities of York and Leeds to the West. At the junction with the A64 there has been extensive commercial development to provide warehouse / workshop space together with a service station and associated retail and food outlets.



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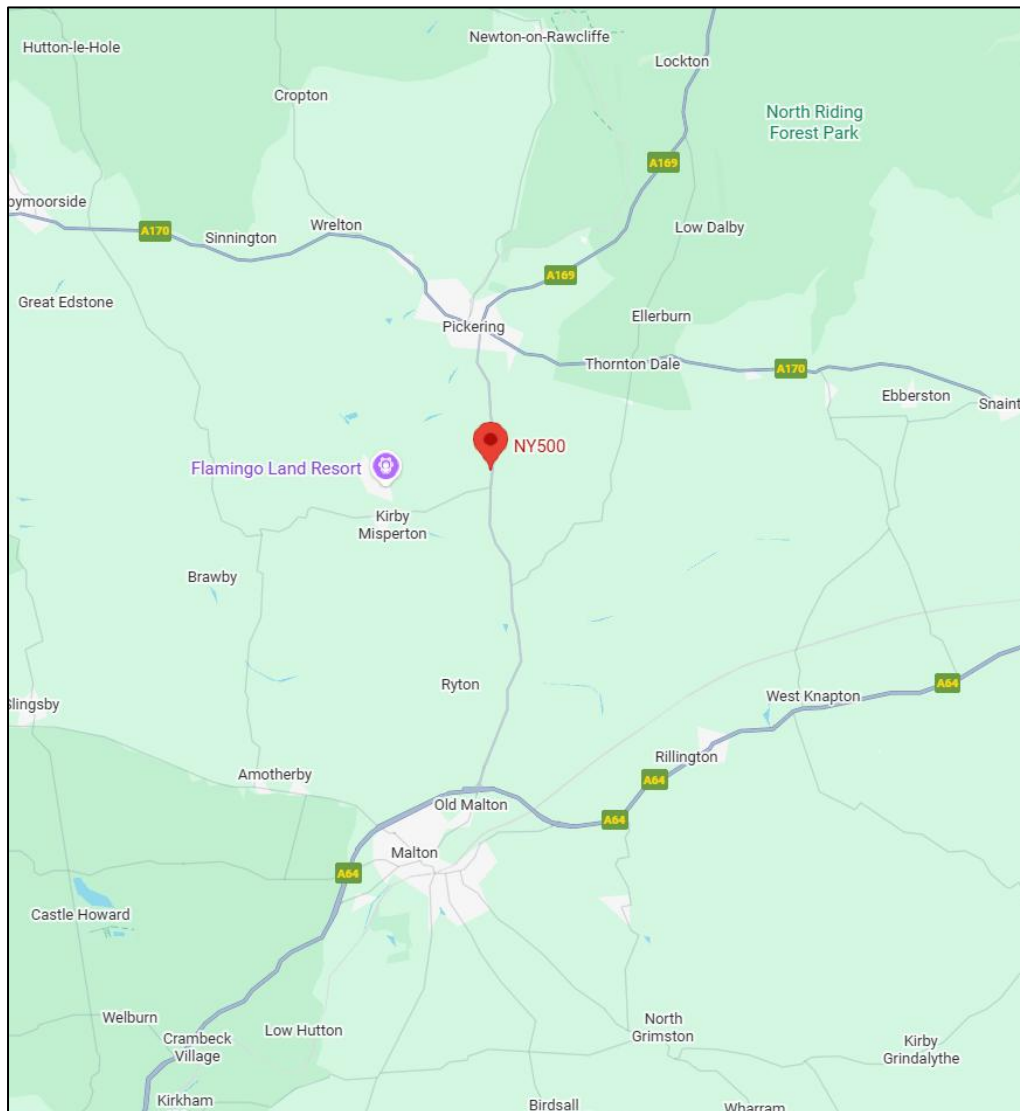


| No | APPROX GROSS INTERNAL AREAS (GIA) | | |
|----|--|------------------|----------------|
| | Description | SQM | SQ.FT |
| 1 | Bungalow / Office | 70.60 | 760 |
| 2 | Garages | 73.39 | 790 |
| 3 | Self Store Pods First Floor | 157.93 157.93 | 1,700 1,700 |
| 4 | Former Café / Showroom Mezzanine | 304.81 79.98 | 3,281 861 |
| 5 | Main Workshop Mezzanine | 490.43 115.66 | 5,279 1,245 |



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PLANNING

Interested parties are advised to make their own planning enquiries with the local authority: North Yorkshire Council (Ryedale) – 0300 131 2131 / planning.rye@northyorks.co.uk

EPC

Available on request

TERMS

Offers are invited for the freehold interest with vacant possession for the site indicated outlined red on the OS Plan (Note this is indicative and subject to final agreement between the parties).

VIEWING

Strictly by appointment only with Joint Selling Agents:

Malcolm Stuart Property Consultants LLP
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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared November 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.