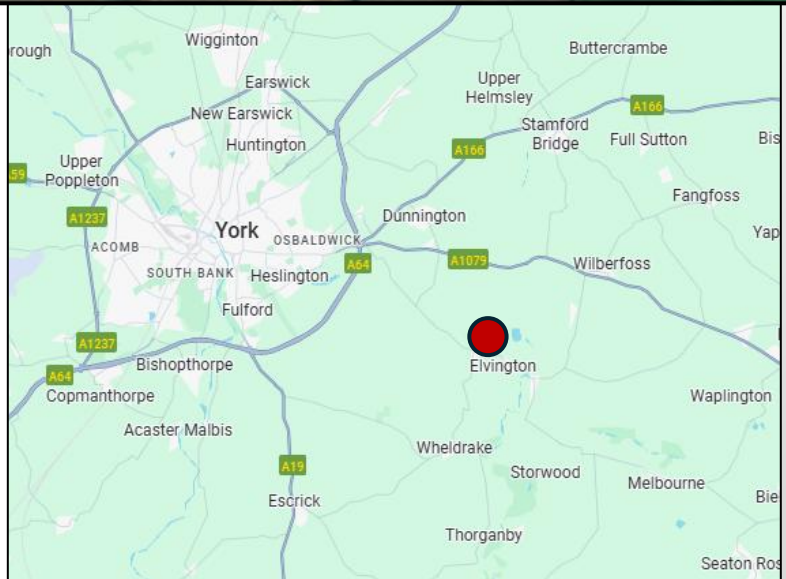




**Red line for indicative purposes only*

KEY HIGHLIGHTS

- Circa 2 acres (0.8 hectares)
- May divide into smaller plots
- Fully fenced self-contained site
- Employment Allocation for Class E (Research and Development, Light Industrial), Class B2 (General Industrial) and Class B8 (Storage / Distribution)
- All options considered



For more information please contact:

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LOCATION

The site is located just off Elvington Lane (B1228) in the village of Elvington, located approximately 6-7 miles south-east of York city centre. The B1226 serves the village and connects to wider regional road links.

The A64 is circa 2.5 miles to the North West and links Leeds and the M1 with Scarborough and the East Coast. Elvington has two commercial / Industrial clusters at Elvington Business Park and Elvington Airfield

DESCRIPTION

The site benefits from an employment allocation and comprises circa 2 acres of rectangular land accessed from Elvington Lane. Relevant permissions would need to be obtained for commercial use.

The site has residential uses on two boundaries with sides with Elvington Industrial Estate on the other two boundaries.

The current access to Elvington Lane is through a drive and past a residential property. This will need an upgrade to allow for commercial access.

TERMS

The site is available on a freehold or leasehold basis. Further details available via the sole agents.

EPC

Available on request.

VAT

All prices anford outgoings are exclusive of but may be liable VAT.

LEGAL COST

Each party is to be responsible for their own legal costs incurred in the transaction.



The site being offered is shown in red in the above plan. The access will need an upgrade to support commercial use of the site.

All areas shown are for indicative purposes only.

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SUBJECT TO CONTRACT