



Tynedale & Belvedere Police Houses, Malton  
Road, Pickering, North Yorkshire, YO18 7JJ



# Tynedale & Belvedere Police Houses

Malton Road, Pickering, North Yorkshire, YO18 7JJ

Bruton Knowles, 4100 Park Approach, Thorpe Park, Leeds, LS15 8GB

Ben Gale 0113 418 2101

ben.gale@brutonknowles.co.uk

## For Sale by Auction - 27<sup>th</sup> February 2020 - Guide Price - £160,000 +

### LOCATION

Pickering is a small town known as the 'Gateway to the North York Moors' with a historic market place, the village attracts a number of tourists each year. The town is famous for its Medieval castle, North Yorkshire Moors Railway and Beck Isle Museum.

Located close to the centre of the town, the properties are close to local amenities and benefit from being on the A169, meaning a direct road connection to Malton and York.

The properties are located at the top of the A169, on the left handside as approached from the south and can be found with ease on entering Pickering.

### DESCRIPTION

Two former residential semi-detached properties, currently occupied for office use. Internally the accommodation is currently fitted out for its current use as offices however having regards to the former use the properties both appear residential in nature. To the ground floor each property provides two reception rooms, kitchen and stores with the first floor providing three well appointed bedrooms and family bathroom. Externally the properties benefit from good size front and rear gardens together with external stores.

The two properties are offered as a single lot for sale by auction and provide a excellent development opportunity, subject to obtaining the necessary planning consents.

### TENURE

The properties are offered freehold, with vacant possession on completion.

### ACCOMMODATION

Belvedere	Sq ft	Sq m
Tynedale	990	92.00
Belvedere	990	92.00
Total GIA (Approx)	1,980	184.00

### RATES

We understand that the properties are not individually entered into the 2017 rating list. Each interested party is to make their own enquiries with the local billing authority with regards to any business rate liabilities.

### ENERGY PERFORMANCE CERTIFICATE

The properties have a EPC rating of D-60 and D-65. A full copy of the Energy Performance Certificate for each property is available on our website.

### VIEWING

The following dates are available for open viewings:

- Friday 14<sup>th</sup> February 10:00 – 12:30
- Monday 24<sup>th</sup> February 14:00 – 16:30

All viewings are to be made by appointment with the joint agents Bruton Knowles, 4100 Park Approach, Thorpe Park Century Way, Leeds, LS15 8GB

### SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage, but have not carried out any tests in this regard. Bruton Knowles can therefore provide no guarantees.

### LEGAL COSTS

The purchaser is to be responsible for their own legal fees and professional costs associated with the purchase. Prospective purchasers should make themselves familiar with the auction process and any buyers premiums due through the joint agents.

### PLANNING

As far as the vendors are aware, there is no recent planning history associated with the properties. Any purchaser will be responsible for carrying out their own planning searches. The Local Authority is Ryedale District Council, Ryedale House, Old Malton Road, Malton, North Yorkshire, YO17 7HH.

### METHOD OF SALE

The properties are to be sold collectively with the freehold interests offered for sale as a single lot by Auction at 12:00 pm 27<sup>th</sup> February 2020. The properties are to be auctioned by joint agents Pugh & Co at Leeds United Football Club, Elland Road Leeds, LS11 0ES. Further information on the auction process can be obtained direct through the joint agents at <https://www.pugh-auctions.com/>

### INFORMATION PACK

An Information pack containing Asbestos reports, title documents, floor plans, EPC and tender form are available by email upon request. A legal pack is also available on request.



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

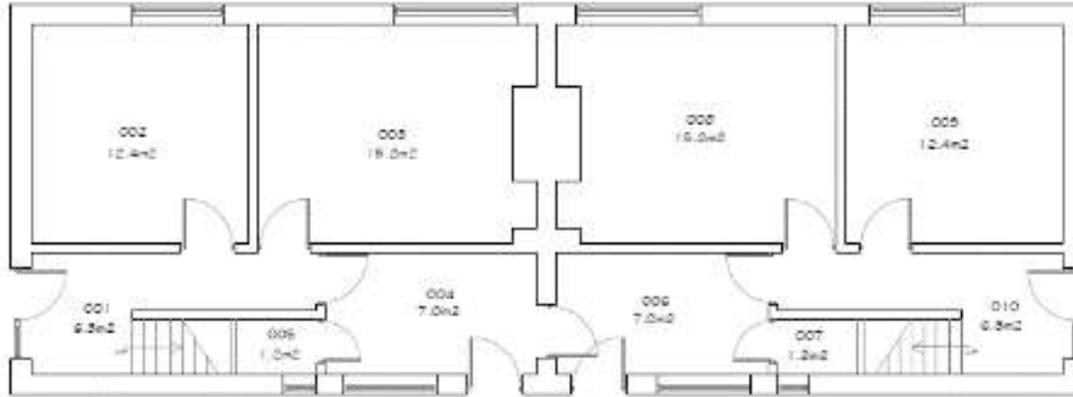
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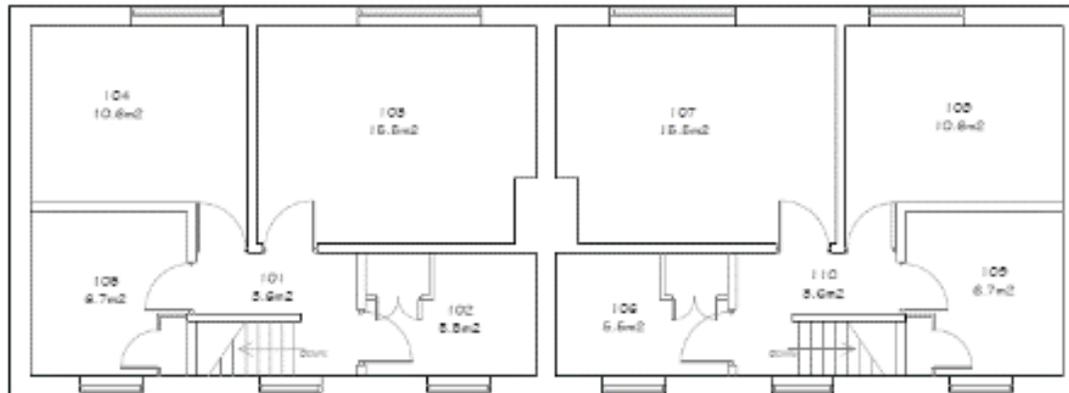
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Ground Floor Approx – 92.00 Sq.m – 990 Sq ft



First Floor Approx – 92.00 Sq.m – 990 Sq ft

Plans are for layout guidance only. Not drawn to scale.



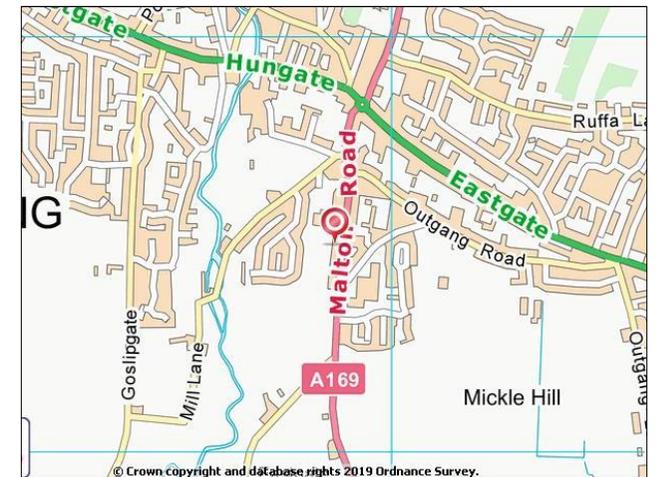
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## CONTACT

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## JOINT AGENTS

**Pugh & Co**  
0345 505 1200  
rachel.nield@pugh-auctions.com

