

# FOR SALE



Former Food Processing Plant and Premises

**Amotherby | Malton | North Yorkshire | YO17 6TQ**



# Executive Summary

Substantial former food processing plant and warehouse facility complex with additional land extending in total to approx. 133,805 sqft (12,430 sqm).

---

Large external yard, staff car park and circulation areas serving the main buildings.

---

Total site area of approximately 14.81 acres (5.99 hectares) including approximately 6.7 acres (2.71 hectares) of farmland to the rear of the facility.

---

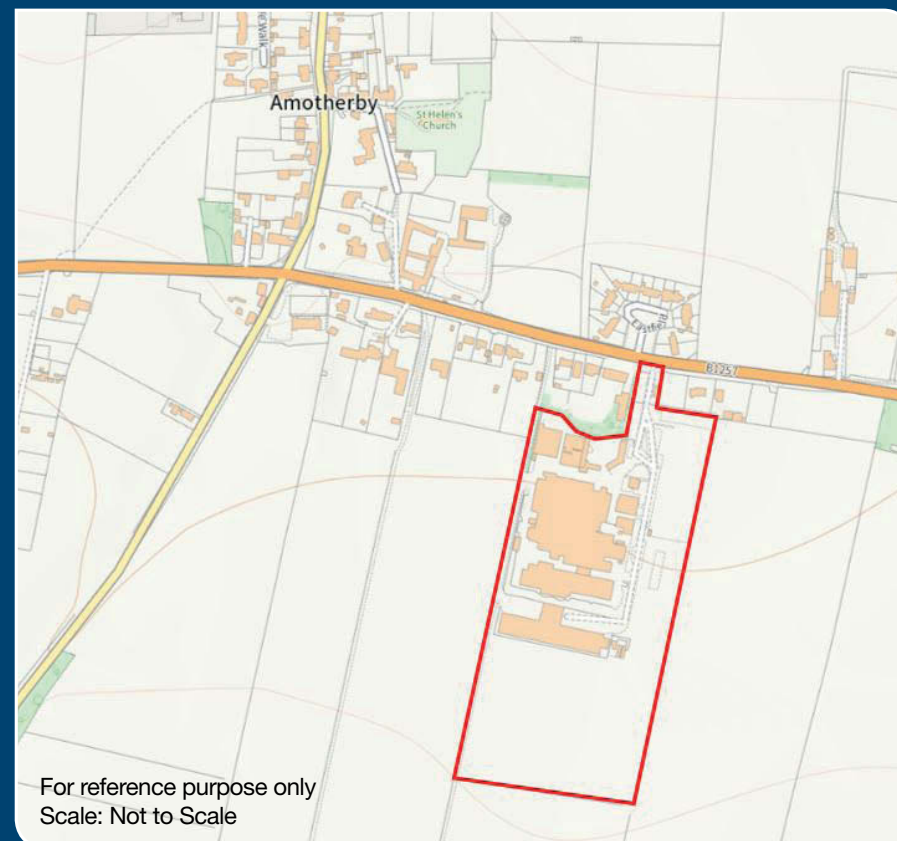
Occupying a semi-rural location within the village of Amotherby, approximately 2.5 miles west of Malton via the B1257, with links to the A1(M) and M1 motorway.

---

Of interest to owner occupiers, investors and developers.

---

Offers in the region of **£2.9 million** are invited for the freehold interest with benefit of vacant possession upon completion, reflecting a low capital value of circa. £22 per square foot.



## Location

The property occupies a semi-rural location within the village of Amotherby situated approximately 2.5 miles west of Malton with access from the B1257.

Malton is a popular historic market town known as the 'Food Capital of Yorkshire' located on the historic boundary between the North and East Ridings of Yorkshire and north of the River Derwent.

The town supports a range of amenities including the offices of Ryedale District Council and is strategically located on the main A64 trunk road being approximately 17 miles northeast of York, 36 miles northwest of Hull and 44 miles northeast of Leeds.

The A64 is the main trunk road leading from A1(M) and M1 east of Leeds with junction 44 of the A1(M) being approximately 34 miles southwest of Malton. The B1257 road links Malton to the A1470 trunk road to the north west linking the towns of Helmsley and Thirsk to the A1(M).

## Description

The property comprises a former food processing plant providing a large range of industrial/warehouse and office buildings extending in approx. 133,805 sqft (12,430 sqm) with extensive hardstanding external yard and generous parking provision on a developed site area extending in total to approximately 8.08 acres or thereabouts.

The main factory/warehouse buildings extend to approx. 123,505 sqft (11,474 sqm) and comprises a range of single-storey detached buildings being a mixture of steel frame and brick construction and having an internal eaves height ranging from approximately 4.5 to 5 metres. The buildings provide large open plan production areas with separate storage and packing facilities having loading access doors leading from the yard areas.

The offices on site are located in 3 separate buildings, extending in total to approx. 9,700 sqft (901 sqm) being of modern and traditional brick construction. The administration and single story office buildings are of a modern standard, having suspended ceiling with inset LED lighting and carpeted flooring.

The property also includes a parcel of agricultural land immediately to the south and east of the developed site extending to approximately 6.7 acres or thereabouts with access via an unmade roadway to the side of the main property.



## Accommodation

	Square Feet	Square Metres
Main Production Buildings	85,433	7,937
Storage/Warehousing Facilities	38,672	3,592
Offices	9,700	901
<b>TOTAL - GIA</b>	<b>133,805</b>	<b>12,430</b>

## Services

Mains electricity (including 3-phase) services are connected/available to the site with drainage being by way of septic tank. Water is provided by a private bore hole and the property also has the benefit of a large electricity power supply having its own substation incorporating a 1,734 KV supply. Heating is provided by a mix of oil fired and LPG radiator central heating. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Factory and premises | Rateable Value – £218,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

## Planning

We understand the property has an established commercial/industrial use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 and is designated as a protected employment site within the Ryedale Local Plan.

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

## Energy Performance Certificate

Copies of the Energy Performance Certificates are available from the Selling Agents upon request.



## Overage Payment

The sale will be subject to an overage provision where to the vendor will be entitled to 35% of any uplift in value achieved as a result of change of use within a period of 20 years following completion of the sale of the property.

## Local Authority

Rydale District Council, Rydale House, Old Malton Road, Malton, YO17 7HH Tel: 01609 780780

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## Guide Price

Offers in the region of **£2.9 million** are invited for the freehold interest with benefit of vacant possession upon completion

## Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.



## Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900

**Toby Shaw**

DDI: **01743 260880** Mobile: **07967 721745**

Email: [toby.shaw@tsrsurveyors.co.uk](mailto:toby.shaw@tsrsurveyors.co.uk)



January 2024

### Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."