

John R. Hornsby

COMMERCIAL & BUSINESS TRANSFER AGENTS
SPANISH PROPERTY CONSULTANTS

2 Countoak House Front Street Acomb York YO24 3GD

Telephone 01904 794812

E mail: info@johnrhornsby.co.uk

Small Quirky Plot With Development Potential The Old Cobblers Poplar Street, York, YO26 4SG



FOREWORD

The Old Cobblers has been used as storage accommodation for the past 35 years or so and the availability of the property now presents a buyer with an opportunity to demolish the buildings and create an imaginatively designed residential property on this small triangular shaped plot, subject to planning consent. The site is situated in a popular residential area lying just off Poppleton Road (A59) about 2 miles west of the city centre where surrounding properties are mostly two bedroomed terraced houses. Local shops, schools and public transport are all available within close proximity.

SITE

Frontage approx 40 ft.

Max depth approx 16 ft.

Area roughly 320 sq ft or thereabouts.

SERVICES

No services are currently connected to the property but we understand that all services are available for connection. Interested parties must check this prior to proceeding.

RATES

Not shown on the Valuation Office Rating list so currently no rates are payable. Interested parties must check this information prior to proceeding.

TENURE

The property is understood to be freehold.

EPC

The property is believed to be exempt from the requirement to have an EPC.

PRICE

Offers are invited. The preference is to sell unconditionally ie not subject to planning, however a conditional offer may be considered.

VAT.

All prices and rents are deemed to be exclusive of any VAT which may apply

IMPORTANT

Where staff are employed in a business, it is possible that they are unaware of any impending sale, therefore it is essential that **all viewings are arranged through us** and no direct approaches should be made under any circumstances. Buyers will be required to provide details of their identity (passport / driving license and two utility bills) and proof of funding (bank statements / mortgage offer).

NOTE

Details and general information provided within these particulars have been confirmed by The Client, are given in good faith and are believed to be correct, however all proposed purchasers/tenants must satisfy themselves as to the correctness of the information provided. We understand that all services and items of equipment are in functional order, but no warranties can be given in this respect. Neither the agents nor any person in their employ bind themselves in any way, nor are any warranties given as to the correctness of the information provided. No part of these particulars form part of any contract or agreement for sale or lease.