



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

A FORMER MUSHROOM CULTIVATION & FOOD PROCESSING FACILITY

**FORMER MUSHROOM FARM, GATEFORTH PARK,
MILL LANE, SELBY, YO8 9LE**

18.17 ha (44.90 acres)



This image is intended for guidance purposes only and there are no longer buildings on the site

0113 2348999

Location

Gateforth Park is located off the main A63 Selby By-pass approximately 3.5 miles from Selby town centre. The property can be accessed directly from Gateforth New Road, with the original site entrance being approximately 0.5 miles from the junction with the A63 Selby By-pass.

Description

A former mushroom cultivation and food processing facility, extending to approximately 18.17 hectares (44.90 acres) comprising substantial hard surfaced areas. It should be noted that any buildings have now been vandalised and are in a state of disrepair or have been demolished.

The site is roughly rectangular in shape, with an additional parcel of land to the west, which formed part of a composting area. There is a single storey brick built residential property at the site entrance which has been demolished. There is also a self contained sewage treatment plant to the north of the site.

Available Information

An information pack including title plan, topographical survey, details of expired planning consent and standard replies to pre contract enquiries is available on request.

Planning

The site has the potential for a number of alternative uses, subject to any necessary planning consents.

Any enquiries should be directed to the joint agents or Selby District Council. Tel: 01757 705101.

Legal Costs

Each party to bear their own legal and surveying fees associated with this transaction.

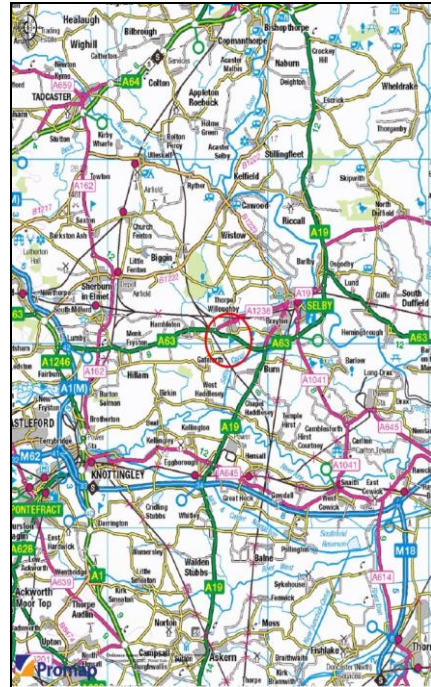
VAT

All prices quoted are exclusive of any VAT liability. Interested parties should note that VAT will be payable in addition to the purchase price.

Offers

Unconditional offers are invited for the freehold interest on an 'as is' basis.

All offers should be made in writing and directed to the joint selling agents and should be submitted no later than Friday 24 March 2017.



Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
andrew@michaelsteel.co.uk

Burton Knowles
Stuart Hastings

Tel: 0115 9881160
stuart.hastings@brutonknowles.co.uk

Our Ref: 0110/A/S
February 2017

Subject to Contract



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www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.