

# Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

Willow Tree Garage,  
Gowthorpe, Pocklington, YO41 5QL  
£138,000



A former breakers yard extending to approximately 1.25 acres, located in open countryside between the town of Pocklington and Stamford Bridge, on part of the former Full Sutton airfield. The site is in a ring fence and outlined red on the attached plan for identification purposes.

Ref: P3602/1108



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# Pocklington

## DESCRIPTION

A former breakers yard extending to approximately 1.25 acres, located in open countryside between the town of Pocklington and Stamford Bridge, on part of the former Full Sutton airfield. The site is in a ring fence and outlined red on the attached plan for identification purposes. Access to the property is gained from the Gowthorpe road over the track marked blue on the attached plan.  
Ref: P3602/1108

## LOCATION

The land is located on the former Full Sutton Industrial Estate approximately 1/2 mile south of Full Sutton village. The market town of Pocklington is approximately 3 miles away and the A1079 and A166 are close by giving access to the City of York.

## TENURE

Freehold

## VIEWING

By Appointment with the Agents

## PRICE

Offers Invited

## DIRECTIONS

From Pocklington take the road towards Fangfoss and Full Sutton. Approximately 1/2 mile after Fangfoss, at the Industrial Estate crossroads, turn right. The yard is located to the left, approximately 300 yards from the junction, between 2 bungalows

## VIEWING

By Appointment with the Agents

## LOCAL AUTHORITY

East Riding Of Yorkshire Council.

## OPENING HOURS

Our Pocklington Office is open as follows  
Monday, Tuesday, Wednesday & Friday 9.00 a.m. - 5.30 p.m.  
Thursday 9.30 a.m. - 5.30 p.m.  
Saturday - 9.00 a.m. - 4.00 p.m.

## LOCAL AUTHORITY

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

### BOND & TENANCY AGREEMENT FEES

A bond will be required and tenants are responsible for fees incurred for drawing up the tenancy agreement.

### OBTAINING REFERENCES

We use Homelet and tenants are responsible for the cost of obtaining references through this service.

### CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.

### DEPOSIT PROTECTION SCHEME

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000

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