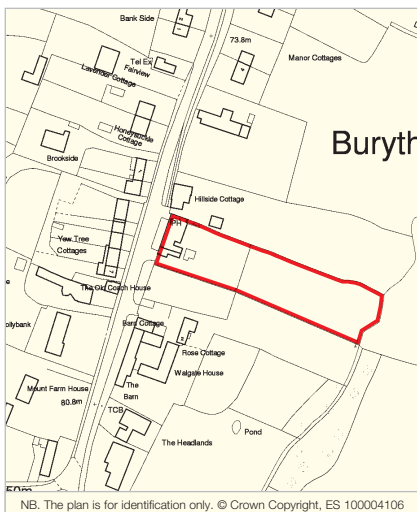
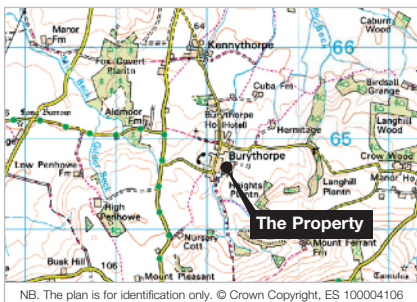


Malton
The Bay Horse
Burythorpe
North Yorkshire
YO17 9LJ

- **Attractive Freehold Country Pub**
- Large site extending to some 0.3 Hectares (0.74 Acres)

Vacant Possession on completion

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 Burythorpe is situated in the heart of North Yorkshire, about 5 miles south of Malton, 14 miles north-east of York. The A64 York-Scarborough Road is accessed a short distance to both west and north, and rail services are also available at both York and Malton. The property is situated in the centre of the village.

Description
 The property is arranged on ground and one upper floor to provide a public house with trading areas of bar and dining rooms, together with kitchen and ancillary accommodation on the ground floor. The first floor comprises owner's accommodation of 3 rooms, kitchen and bathroom. To the rear is a paved patio area, a car park for some 20 cars and a grassed, fenced paddock.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. garage)	21.8 m	(74' 6")
Built Depth	17.5 m	(57' 5")
Site Area	0.3 Hectares	(0.74 Acres)

Tenancy
 The entire property is to be offered with VACANT POSSESSION.

Planning
 The property has previously had the benefit of planning consent to extend the dining area to the rear by 55 sq m. Ryedale District Council (Ref: 10/00635/FUL). Further details are available from the Auctioneers.

VAT
 VAT is not applicable to this lot.

Documents
 The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate
 EPC Rating 92 Band D (Copy available on website).