



Tenure
Freehold.

Location
The property is situated on the north side of Commercial Street (B1248) accessed via Bow Way to the rear of Commercial Street in the centre of Norton-on-Derwent, which adjoins the attractive market town of Malton. Both the historic city of York and the resort of Scarborough are accessible to the south-west and north-east respectively. There is a Rail Station in Malton and the B1248 and A64 are both accessible.

Description
The property comprises an L-shaped end of terrace building part converted from a former tannery warehouse and part purpose built building arranged over ground, first and second floors beneath a pitched roof. The property is internally arranged to provide a total of nine self-contained flats. Externally there is a courtyard area to the front.

Accommodation
A schedule of Accommodation is set out below.

Apartment No.	Floor	Accommodation
2	Ground	Open Reception Area/Kitchen, Two Bedrooms, Bathroom/WC
3	Ground	Open Reception Area/Kitchen, Two Bedrooms, Bathroom/WC
4	Ground	Open Reception Area/Kitchen, One Bedroom (Please note that this apartment has suffered water damage)
7	First	Open Reception Area/Kitchen, Two Bedrooms, Bathroom/WC
8	First	Open Reception Area/Kitchen, Two Bedrooms, Bathroom/WC
9	First	Open Reception Area/Kitchen, One Bedroom (Please note that this apartment has suffered water damage)
12	Second	Open Reception Area/Kitchen, Two Bedrooms, Bathroom/WC
13	Second	Open Reception Area/Kitchen, Two Bedrooms, Bathroom/WC
14	Second	Open Reception Area/Kitchen, One Bedroom

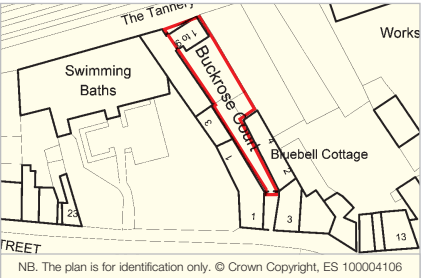
Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

Norton-on-Derwent **Buckrose Court,** **To the Rear of** **1 Commercial Street,** **Near Malton,** **North Yorkshire** **YO17 9HN**

- **A Freehold Three Storey Building**
- Internally arranged to provide a total of Nine Self-Contained Flats
- Comprising Six Self-Contained Two Bedroom Apartments and Three Self-Contained One Bedroom Apartments

Vacant Possession

BY ORDER OF RECEIVERS



To View
The property will be open for viewing every Tuesday and Thursday before the Auction between 1.15 – 1.45 p.m. (Ref: MW).

Seller's Solicitor
Shoosmiths (Ref: B Hawthorn).
Tel: 01908 488380.
Email: beth.hawthorne@shoosmiths.co.uk

VACANT – Freehold Building