

# SCARBOROUGH

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101 Prospect Mount, Scarborough, YO12 6EW

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Middlesborough 39miles | York 35 miles | Hull 37 miles

\*All distances are approximate

## OVER 55s RETIREMENT LIVING DEVELOPMENT SITE

Disused ex-care home

Closed in 2022

1.06 ac (0.43 ha) Land Area

Circa 20,000 sqft (1,858 sqm)

OIRO £550,000

Allocated in Local Plan for over 55s Living

Not Elected for VAT

**align** Chartered  
Surveyors







## Introduction

We are proud to bring to market this unique parcel of land with an allocation in place for redevelopment into an over 55s housing development.

The property has been owned by the former Scarborough Borough Council and now North Yorkshire Council for Over 50 years, previously operated as a care home before closing in 2022.

As the property now transitions from its established role within this community, it presents a rare and valuable opportunity for redevelopment.









# Location & Situation

The subject land and buildings are located in Scarborough, a well-established coastal town situated on the North Sea within North Yorkshire. With a population of approximately 61,700 people (2021 census).

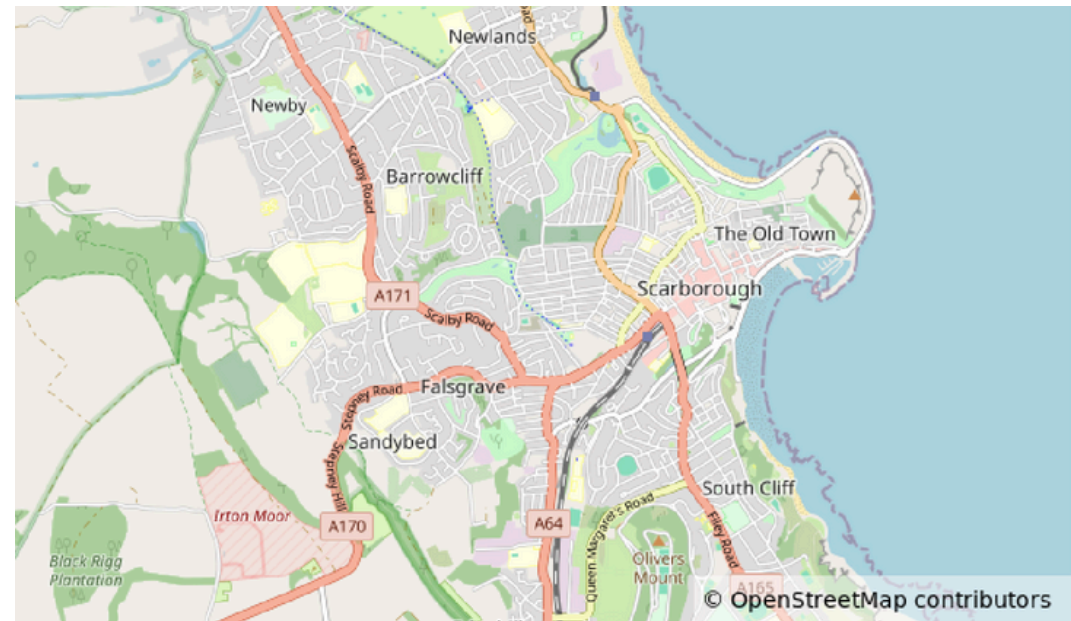
The site occupies a strategic position approximately 35 miles (56 km) north-east of York accessed via the A64, with its population of 202,821 (2021 census), and 37 miles (59 km) north of Hull accessible via the A165 boasting 267,010 residents and 39 miles (62 km) south of Middlesborough via the A171 with its population of 143,900.

The property is prominently located at the junction of Prospect Mount Road and Woodland Grove, within a predominantly residential area of Scarborough, just north of the town centre and east of the Hospital. Prospect Mount Road connects directly to Scalby Road (A171) leading south easterly to Falsgrave Road (A64/A170) towards Scarborough Centre or southward via Seamer Road (A64), the key arterial routes that provide strong vehicular access throughout the town and beyond.

The surrounding area features a blend of residential housing, local businesses, educational institutions, and community facilities. Nearby occupiers include convenience stores, cafés, and healthcare providers, with Scarborough Hospital located less than a mile away to the north. The property benefits from a steady flow of pedestrian and vehicular traffic, with nearby green spaces and established neighbourhoods contributing to a pleasant suburban character.

There are regular bus services available along Woodland Grove via the Hatterboard Drive Stop (Bus #8) directly adjacent to the site and Scalby Road via the Hospital Stop (Bus #9,10 & X93 MAX). Between the two stops services are offered routes to Scarborough town centre, Scalby, Cayton, Eastfield, Filey, and surrounding villages as well as the X93/94 which provides services further afield to places such as Middlesborough, Guisborough and Whitby.

Scarborough Railway Station is situated approximately 1 mile (1.6 km) to the southeast of the property, a circa 20-minute walk or a short bus ride, providing frequent services to York, Leeds, Manchester, and other key centres via the TransPennine Express.



## Description

The site extends to approximately 1.06 acres (0.43 ha) and is broadly 'L' shaped with a large similarly 'L' shaped split two and three-storey building taking a central position within approximating 20,898 sqft (1,941 sqm).

A non-lined tarmacadam car park is accessed via Prospect Mount Road to the north and has two drop curbs equidistant apart to allow vehicular ingress and egress. The remaining surfaces surrounding the building are grass turfed.

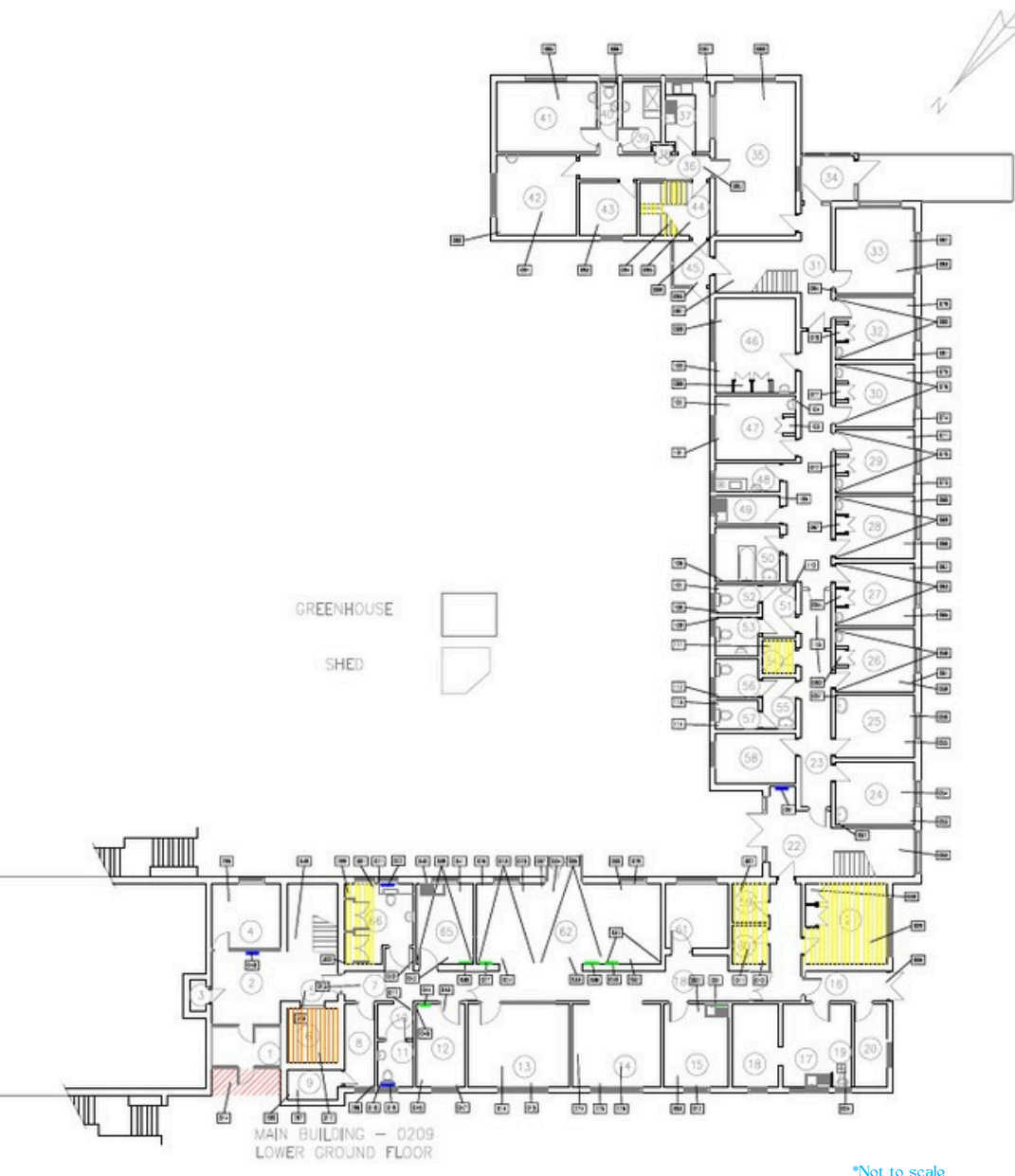
The land slopes from 70m above sea level in the west to 73m above sea level in the east, evidenced by the tiered design of the building.

An electrical substation is positioned within the site boundary at the easternmost edge within a traditional masonry lean-to garage building with metallic counterweight door frontage.

The building appears to have a traditional masonry construction with burnt clay brickwork elevations under flat GRP or PVC coated flat roof with a mixture of single and double-glazed windows and doors throughout and UPVC paneling on the southernmost elevation.

We note that three pedestrian entrances benefit from disabled access ramps, one of which was installed in 2005 as per the planning application on the local planning portal (04/02634/CC). With the other two being of an unknown origin.

The two main entrances are located at the northernmost elevation facing the car park area and to the westernmost elevation facing Woodland Grove Road.





# Energy Performance Certificates

The Domestic Minimum Energy Efficiency Standard (MEES) Regulations set a minimum energy efficiency level for domestic private rented properties. Since 1 April 2020, Landlords can no longer let or continue to let properties covered by the MEES Regulations if they have an EPC rating below E, unless they have a valid exemption in place.

A new EPC has been commissioned and will be available upon request.

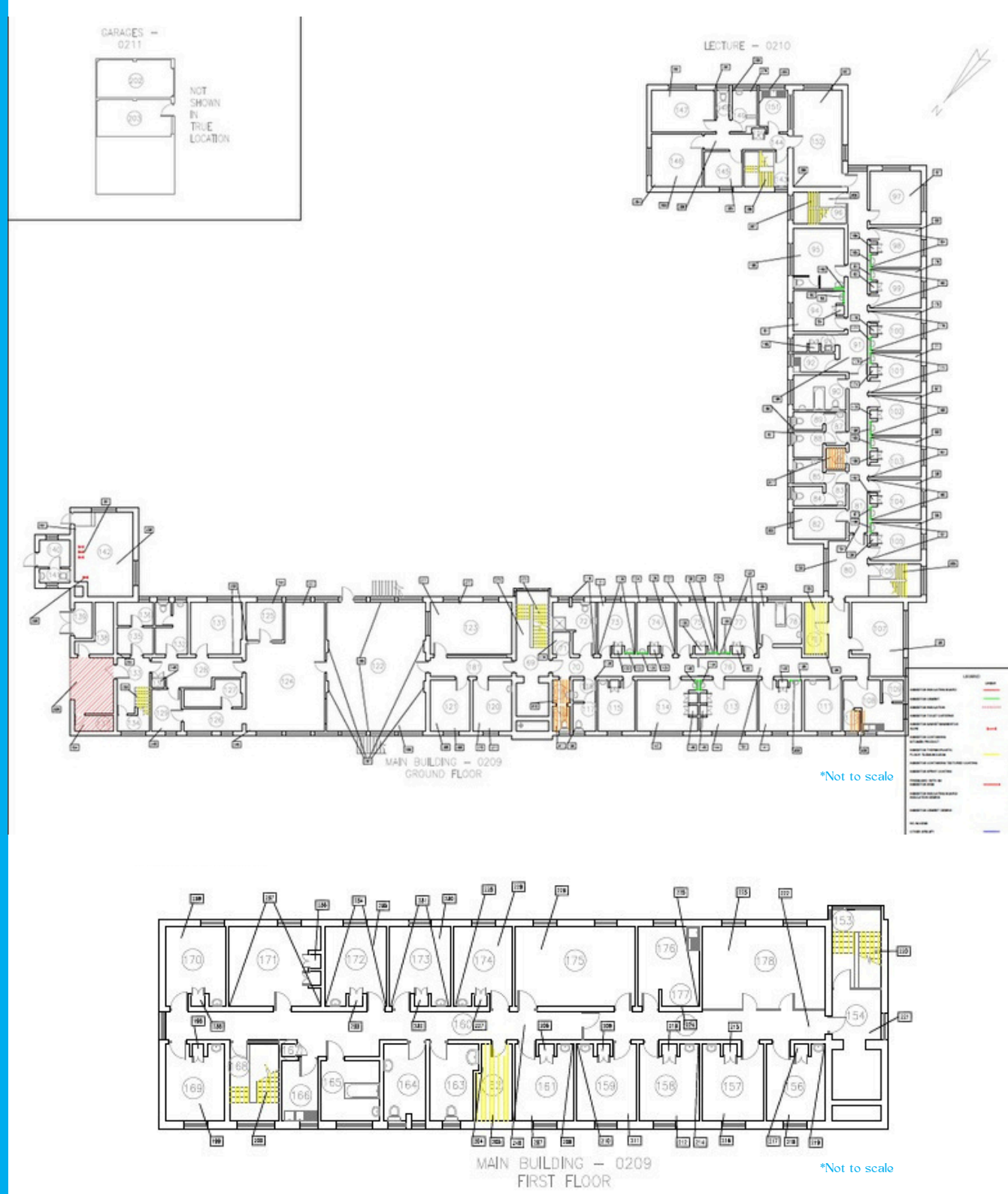
## Planning

Due to the recent formation of the North Yorkshire Council (Combined Authority) which has included the former Scarborough Borough Council the former Scarborough Local Plan has been removed and the North Yorkshire Council Local Plan is in its consultation phase clarity upon the documentation used is less clear. Each application will consider the North Yorkshire Local Plan and the former Scarborough District Documents.

Within the Scarborough Borough Local Plan Review (Housing Allocations Supporting Information) January 2023 identifies the site as being allocated HA3 which is listed within the Scarborough Borough Local Plan Draft (November 2022) as land with permission for housing.

The property is not Listed nor within the Green Belt but does sit within a Conservation Area.

Development to over 55s development required.



## Easements, Covenants, Rights of Way & Restrictions

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-agreements, rights of way, covenants and restrictions whether mentioned within these particulars or not.

Note that a restrictive covenant exists on the title requiring the site be used for over 55's housing.

## Services

Mains water, gas, electricity and drainage. Telecommunications are also installed. No tests have been carried out.

Heating is provided by a gas fired system(s) serving panel radiators.

The building is fitted throughout with smoke / fire detectors and emergency lighting, which we assume meets statutory requirements at the time of approvals being obtained.

There are no passenger lifts on site, with access between the floors in each element by way of stairs only.

## Boundaries & Title

The title number relating to this parcel of land is NYK342364. We advise that all interested parties conduct their own assessment of the title.

## Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been formally accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

## VAT

The property is exempt from VAT, is not VAT registered.

In the event of the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## Legal & Surveyor Fees

The purchaser will be responsible for the Councils reasonable legal and surveyors fees which will be 2.5% of the Purchase Price.

## Guide Price

Align Chartered Surveyors are inviting offers by way of private treaty asking Offers in the Region Of £550,000.

## Viewings

All viewings are to be arranged by contacting one of the agents below:

Kelsey Collins (Apprentice Agency Surveyor)  
[Kelsey.Collins@alignpropertypartners.co.uk](mailto:Kelsey.Collins@alignpropertypartners.co.uk)

Daniel Clinch (Agency Director)  
[Daniel.Clinch@alignpropertypartners.co.uk](mailto:Daniel.Clinch@alignpropertypartners.co.uk)

Office Telephone: 01609 797 330



### Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract.

All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council), Aug 2025.

