

FOR SALE

RESIDENTIAL / CARE SECTOR DEVELOPMENT OPPORTUNITY

Blue Beck House, Shipton Road, York, YO30 5RA



- Residential / care sector development opportunity
- Arterial road position (A19) between York city centre and ring road
- Site area of approximately 0.58 hectare (1.437 acre)
- Approx 1,391 Sq M (14,978 Sq Ft) gross of existing buildings
- For Sale with vacant possession
- Conditional or unconditional offers invited

PLANNING

Existing Use

Blue Beck House was most recently occupied by a service providing wheelchair fitting and repairs on the ground floor, which is deemed to fall under Use Class E (Commercial and Business Services). Verandah Cottages are currently vacant, but were most recently used as informal site offices (also Use Class E).

Notwithstanding the above, there are no planning records online confirming the current lawful use of either Blue Beck House or Verandah Cottages. As such, a Certificate of Lawful Use would be required to confirm the legal use of the existing buildings.

Pre-App Enquiry

The vendor has submitted a pre-app enquiry to confirm the principle of C2 use (Care Home) at the site. They have also submitted a Certificate of Lawful Use to confirm the main building is within Use Class E. If successful, this would allow for a range of alternative uses at Blue Beck House without the need for planning permission (crèche/nursery, medical/ health services, retail, cafe, offices, indoor sport, offices, etc.).

A previous application enquiry was made for the conversion of existing buildings and new development to comprise 19 residential units (use class C3)

The indicative layout plan supporting pre-application enquiry is provided to the right:

The indicative layout plan shows the conversion and refurbishment the Verandah Cottages and the main part of Blue Beck House together with new development in a mix of flats and bungalows forming a courtyard around a new parking area. The site could come forward for either C2 (Residential Institution) or C3 (Residential) uses, or a mixture of the two.



Other Potential Uses

Whilst the site is located north of a significant housing development, it is also situated between two medical facilities: a private hospital to the east and a mental health facility to the west. As such, the following alternative uses could be appropriate:

- C1 Hotel
- E Commercial and Business Services

A proposal for hotel use at this location has some merit given the site’s proximity to the A19, although it would be subject to the findings of a town centre sequential assessment. It is notable that a Premier Inn Hotel is located approximately 300m to the south east of the site.

Use Class E covers a wide range of uses, including retail; cafes/ restaurants; offices; financial and professional services; indoor sport and recreation; medical or health services; crèche; day nurseries; day centres; research and light industry.

We consider that the existing use of the site falls within Class E. As such, subject to obtaining a Certificate of Lawful Use from the LPA, planning permission should not be required for E Class uses. However, proposals for additional development that falls within Use Class E would be subject to a full assessment from the LPA and, amongst other things, would need to demonstrate that it cannot be accommodated in a sequentially preferable location.

- F1 Learning and Non-Residential Institutions

Use Class F1 covers education, art galleries museums, libraries, places of worship, exhibitions halls and law courts. Such uses could have merit provided issues relating to design, flooding highway safety and residential amenity can be suitably addressed.

- F2 Local Community

Local community uses include small shops (under 280qm) and community halls. It is likely that such uses would be supported provided issues relating to design, flooding, highway safety and residential amenity are suitably addressed.



Potential for the Demolition of the Existing Buildings

As the LPA considers Blue Beck House and Verandah Cottages to be non-designated heritage assets, any proposal that would lead to the harm of the historic significance of the existing building would need to be assessed against the public benefits of the development.

The maximum harm would be the demolition of all existing buildings on site. In this regard, the initial pre-application proposals to demolish Blue Beck House did not receive positive feedback from the Council’s Conservation Officer. The proposals were subsequently revised to show the refurbishment and conversion of the properties on site with only the single-storey laundry buildings to be demolished.

Whilst the demolition of all the existing buildings on site should not be ruled out, only proposals that were able to successfully demonstrate that the public benefits of the development would outweigh the loss of the existing buildings would be successful. In our view, it is unlikely that proposals for private residential dwellings or a care home could justify the complete loss of the existing buildings unless it was for a scheme of exceptional design quality or social benefit.

It is important to note that the existing buildings on site could be demolished through a prior approval application as they are neither statutorily listed nor within a designated Conservation Area. However, if the existing buildings were to be demolished through prior approval consent, it does not automatically follow that planning permission would be granted to build a replacement structure or to change the use of the site. In this regard, as the site is within the designated Green Belt where new development is strictly controlled, we consider the demolition of the buildings through prior approval would represent a medium to high-risk strategy.

Whilst the site currently remains within the designated Green Belt, the Council have recently submitted additional evidence in relation to the new Local Plan on its approach to defining the Green Belt boundaries. This shows that the Council now intends to remove the former Clifton Hospital site, including Blue Beck House and Verandah Cottages, from the designated Green Belt. These changes, if approved by the Planning Inspectorate, will make any future redevelopment proposals at the site more straightforward.



EPC

Blue Beck House has an EPC rating of E-104.

VIEWING & FURTHER INFORMATION

VAT may be payable on the sale price and all offers are deemed to be exclusive of VAT.

TERMS OF DISPOSAL

Offers are invited for the property on a conditional or unconditional basis.

DATA ROOM

A data room has been established containing information including the following reports:

- Bat Reports
- Building Fabric Survey
- Flood Risk Assessment
- Sequential Test
- Transport Statement
- Heritage and Archaeology
- Planning Statement
- Preliminary Drainage Strategy
- Site Plan
- Tree Survey

REQUEST ACCESS TO DATA ROOM

INSPECTIONS

Access to the property must be arranged with the Sole Agent.

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