



*For Sale*

2.76 Ha (6.81 acres)

Development Opportunity-

Subject to Planning



Sneaton Castle and St Hilda's Priory,  
Whitby.

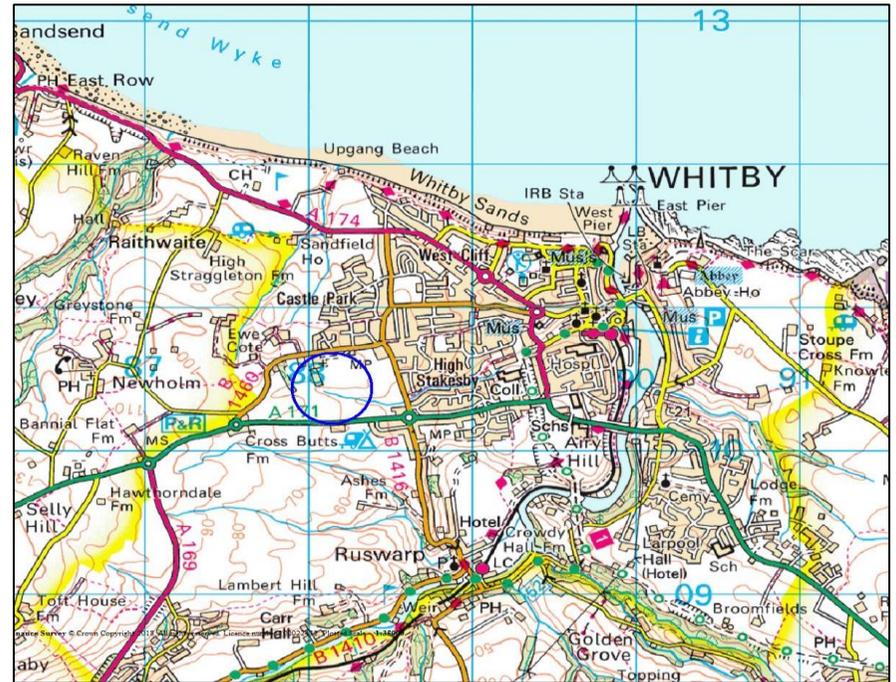


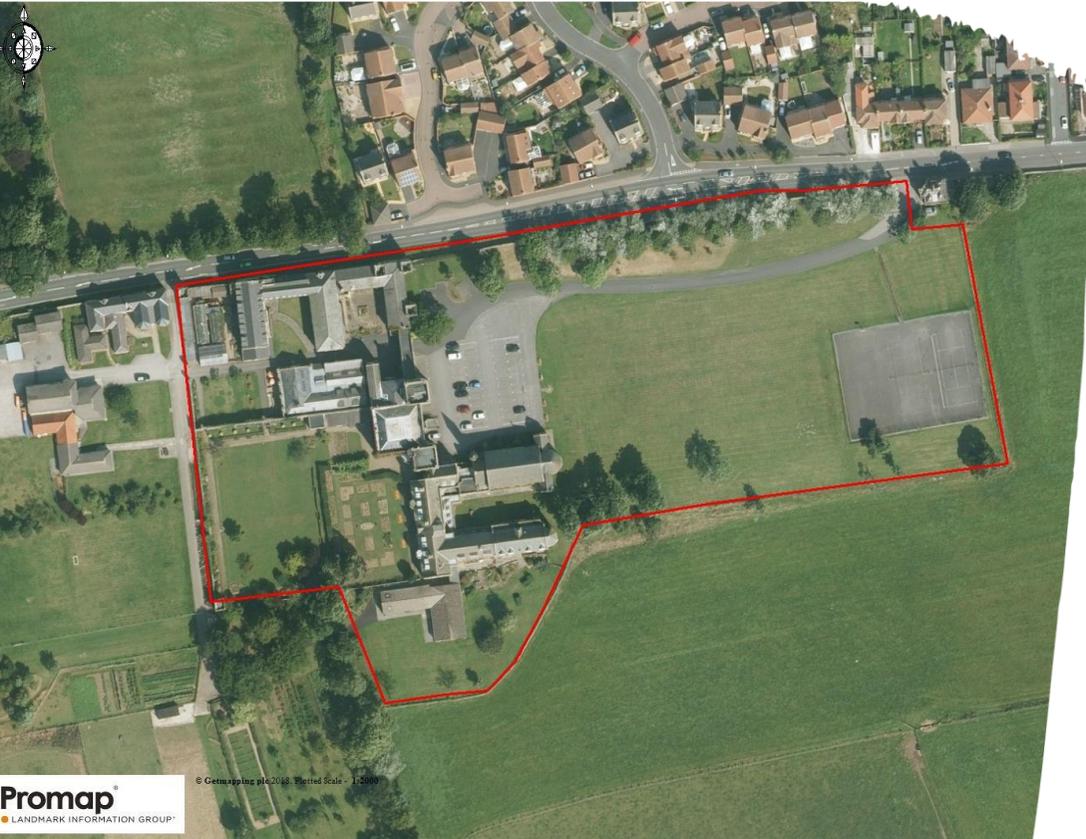
## Location

Sneaton Castle and St Hilda's Priory are situated on the B1460 Castle Road approximately 1.5 miles to the west of Whitby's historic town centre. The properties are in a semi-rural location, close to the boundary of the residential suburbs of High Stakesby and Castle Park.

The A171 is approximately 500 yards from the property and is the main road linking to Middlesbrough to the east where the A19 provides access to all routes north and south, and Scarborough to the south and then York via the A64.

Whitby is the terminus for the Esk Valley Railway line from Middlesbrough with regular train services between the two destinations. In addition there are services from Whitby to Pickering via the North Yorkshire Moors Railway.





## Description

The properties occupy an elevated position with views over Whitby to the famous Abbey and beyond to the sea. Surrounded in the main by open farmland, the properties are accessed from Castle Road along a private drive. Neighbouring properties are generally residential, with the new Priory currently being constructed to the west of the site and a new residential development on the former Sneaton Castle Farm currently being undertaken by S Harrison on land to the east.

The properties offered for sale include:

Sneaton Castle, with associated buildings which currently provide conference facilities and holiday accommodation, which can accommodate up to 100 guests. Sneaton Castle is Grade II listed, however the other buildings on site are free from any listing.

St Hilda's Priory, Chapel and Infirmary, which are currently operational but will be vacated when the Chapter move to their newly built Priory on retained land to the west of the subject property.

The properties are set in grounds, extending approximately 2.76 hectares (6.81 acres) including a formal walled garden to the rear of the Sneaton Castle and extensive parking, lawns and a tennis court to the front of the properties on land which slope gently in a south easterly direction.

The order will vacate all of the properties when they move to the new Priory on completion. It is anticipated that vacant possession will be available from January/February 2019.

In total the property extends to 59,136 sq ft (5,493 sq m) GIA. The listed Sneaton Castle measures 19,440 sq ft (1,806 sq m) GIA.

## Inspection

The property can be inspected only on the days set out in the covering letter to these particulars, arranged for the convenience of prospective purchasers and their advisers.

Prospective purchasers should be aware the inspections are made at their own risk and no liability is accepted by the owner or their agents.

## Tenure

The property is offered for sale freehold.





## Town Planning

The original Sneaton Castle is a Grade II listed building and includes a number of features of architectural and historic merit, supported by the setting of walled formal grounds to the west of the main building. As a listed building, any development including change of use must be sympathetic and appropriate to the built fabric of the building and the setting, including the grounds of the Castle. Later additions to Sneaton Castle are not listed. These include the Chapel, infirmary, dormitory blocks and classrooms.

Planning officers at Scarborough Borough Council recognise that appropriate alternative uses would be supported should the existing buildings be vacated. A range of uses have potential to be supported. Those most appropriate are use classes C1 Hotel, C2 residential institutions (including healthcare, care homes and extra care facilities), C3 residential, B1 Offices, D1 Non Residential Institutions and D2 Assembly and Leisure.

Uses that are considered unsuitable and unlikely to be supported include A1 Retail (unless ancillary to the main use), B2 Industrial, B8 Storage and Distribution and a range of Sui Generis uses such as casinos.

## Offers

The site is offered for sale by informal tender. We are seeking offers on either an Unconditional or Conditional basis, to be submitted to Charles Calvert at 32 Park Place, Leeds, LS1 2SP

## Purchaser Notice

The vendor does not undertake to accept the highest or any offer received, and will have absolute discretion in this regard.



### Information/ Viewing Strictly by Appointment.

#### Charles Calvert

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32 Park Place, Leeds, LS1 2SP

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