



1 Langholm Close, Beverley, HU17 7DH

Unique Residential Freehold Opportunity

Detached former care/retirement home on 0.51 acres (0.2 Ha)

Total accommodation extending to approximately c.913 sq m (10,068 sq ft)

Development / conversion opportunity (subject to necessary consents)

Situated in an attractive / desirable area of Beverley

Offers Over £1,100,000

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LOCATION

The subject property is located on Langholm Close, a private road off New Walk, Beverley. Beverley is an attractive and vibrant market town located 10 miles north of Hull within East Riding of Yorkshire with a population of approximately 30,930 (Census, 2021). The subject property is a short walk away from Beverley Town Centre via North Bar.

Beverley is well provisioned in respect of its retail, leisure, food and beverage offerings. It has transport links to Hull and York via the A1174/ A1079, as well as a train station on the Hull to Scarborough line. Recreational facilities include the Beverley Racecourse, Golf Club and The Westwood located nearby.

ACCOMMODATION

The former retirement home (closed December 2023), is a two-storey, plus attic, detached building, of brick construction beneath a multi-pitched clay tile covered roof. The property has been later extended to a similar specification save for a small flat roof area. Built in c.1905, the building maintains many of its original period features, providing a central entrance / lobby hallway heading to a number of subdivided care rooms and staff facilities. There is a passenger lift located off the central hallway.

The existing configuration provides 15 bedrooms, dining room, separate reception and kitchen across three floors. The property offers scope for further re-development or re-configuration of the existing floor plan to create a single or multi-unit dwelling.

Externally, there is a south-west facing communal garden, a gravelled forecourt to the west, off-street car parking to the northern boundary and an outbuilding to the eastern boundary.

Main Building	913 sq m	(9,831 sq ft)
Outbuilding	22 sq m	(237 sq ft)
Total	935 sq m	(10,068 sq ft)

The property occupies a large regular shaped level plot measuring approx. 0.51 acres (0.2 Ha), including the building floor plate.

The property is situated in a conservation area but is not a listed building.



Previous planning applications/consents can be located on the East Riding Council planning portal under UPRN: 100050006863.

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

DISPOSAL TERMS

The property is offered For Sale with offers sought in excess of £1,100,000.

PLANNING

Planning consent was approved for a change of care / retirement home (C2) to residential (C3) and internal alterations to form two dwellings (Application No 24/01577/PLF) on 5 August 2024.

RATEABLE VALUE / COUNCIL TAX

The property will require re-assessment subject to the future use and occupation. Business Rates / Council Tax is payable to the East Riding of Yorkshire Council.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with the purchaser responsible for any Stamp Duty Land Tax.

ENERGY PERFORMANCE RATING: B (50)

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Tim Powell tim@scotts-property.co.uk 07801 515165

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Additional Photos & Plans



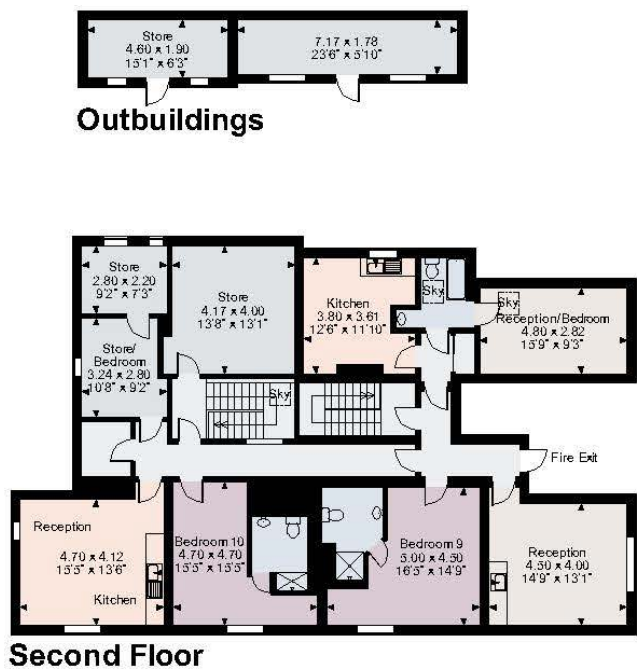
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