

**SW**

Sanderson  
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PROPERTY CONSULTANTS

**FOR SALE FREEHOLD**

**HOTEL WITH THE POTENTIAL FOR  
REDEVELOPMENT TO A VARIETY OF USES  
SUBJECT TO PLANNING**



## **Beechwood Close Hotel**

**19 Shipton Road, York, North Yorkshire, YO30 5RE**

**sw.co.uk**



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- **Change of use/development potential**
  - **Hotel with 14 en-suite bedrooms**
  - **Additional owner's accommodation**
- **Close to York City Centre**
- **0.195 hectares (0.48 acres)**

### Description

Currently comprising a detached, two storey plus attic level, hotel which provides 14 en-suite bedrooms. To the rear of the property there is a two storey managers flat and a one-bedroom flat above the adjoining garage. The bedrooms are configured to provide 3 single rooms, 4 double rooms, 2 twin rooms and 5 family rooms (double and single beds).

Subject to the necessary consent, the property offers the potential for a variety of uses including residential, institutional, care home or offices.

### Location

Situated on the A19 (Shipton Road) close to the junction with Rawcliffe land and a short distance from Clifton Green. The property is conveniently positioned for access to the sought after schools of St Peter's and Bootham. Nearby attractions include Homestead Park, Clifton Ings and the River Ouse. York City Centre is within one mile along Clifton/ Bootham.

### Directions

Leaving York to the North along Bootham/Clifton, continue approximately 0.75 miles past St Peter's School to Clifton Green. At the traffic lights continue ahead a short distance along the A19 (Shipton Road) to the traffic lights at Rawcliffe Lane, at the traffic lights continue straight on the A19 (Shipton Road). The property is located a short distance along the A19, where the it can be identified from our For Sale board on the left.

### Existing Schedule of Accommodation

We understand the accommodation currently extends as follows:

	Gross Internal Area (GIA)	
	m <sup>2</sup>	sq ft
<b>Ground Floor</b>	344.00	3,703
<b>First Floor</b>	344.00	3,703
<b>Second Floor</b>	86.00	926
<b>Bungalow</b>	76.27	821
<b>Garage - First Floor Flat</b>	41.80	450
<b>Total</b>	892.07	9,603

### Energy Performance Certificate

Energy Performance Asset Rating – Band B. A copy of the EPC is available upon request.



### Services

We are advised mains gas, water, electricity and drainage are available and connected to the property.

### Council Tax

- The bungalow to the rear of the hotel is currently assessed as Band B for council tax purposes, with £1,524.00 payable.
- The flat above the garage is assessed as Band A for council tax purposes, with £1,306 payable.

### Tenure

We are advised that the property is held freehold and that vacant possession will be granted upon legal completion.

### Town Planning

The current York City Council Local Plan was adopted in April 2005. As part of this plan the property is currently unallocated. It is not Listed however it is situated within Clifton Conservation Area No2.

From enquiries made of the local Planning Authority, we understand that the property has full consents for its existing use as a Hotel. The previous owners submitted a planning application for a first floor side extension and repositioning of the front entrance. This also included a change of use application from a Hotel (C1) to Residential Care Home (C2) and Mental Health Clinic. This has been withdrawn due to the property being surplus to requirements.

### VAT

The property is not elected for VAT purposes.

### Proposal

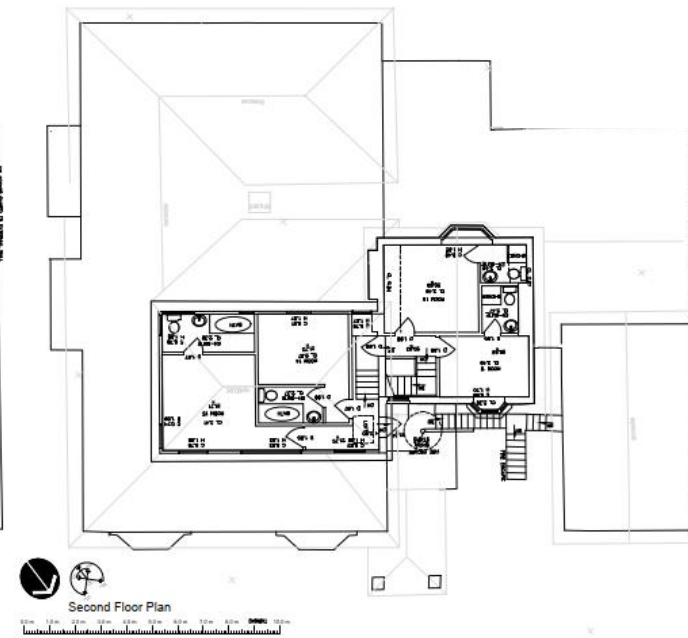
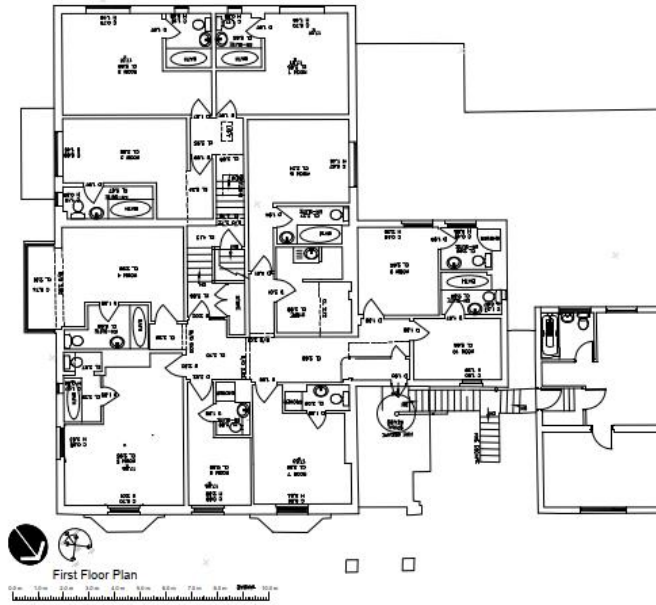
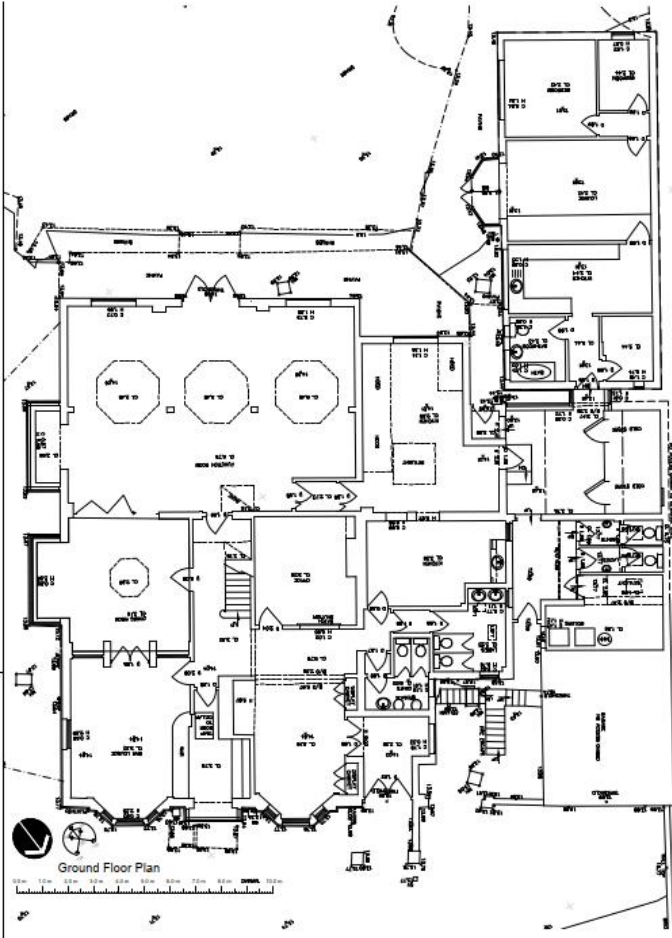
Unconditional offers are invited in excess of **£1,500,000** (One Million Five Hundred Thousand Pounds) for the freehold interest with vacant possession.

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



## Indicative Existing Floorplans





Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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