

RESIDENTIAL DEVELOPMENT OPPORTUNITY

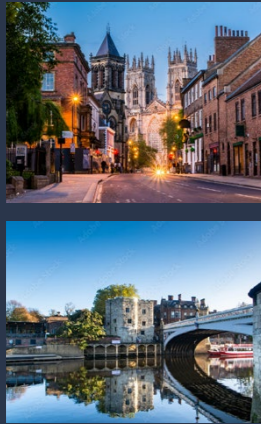
FORMER GAS WORKS
HEWORTH GREEN
YORK





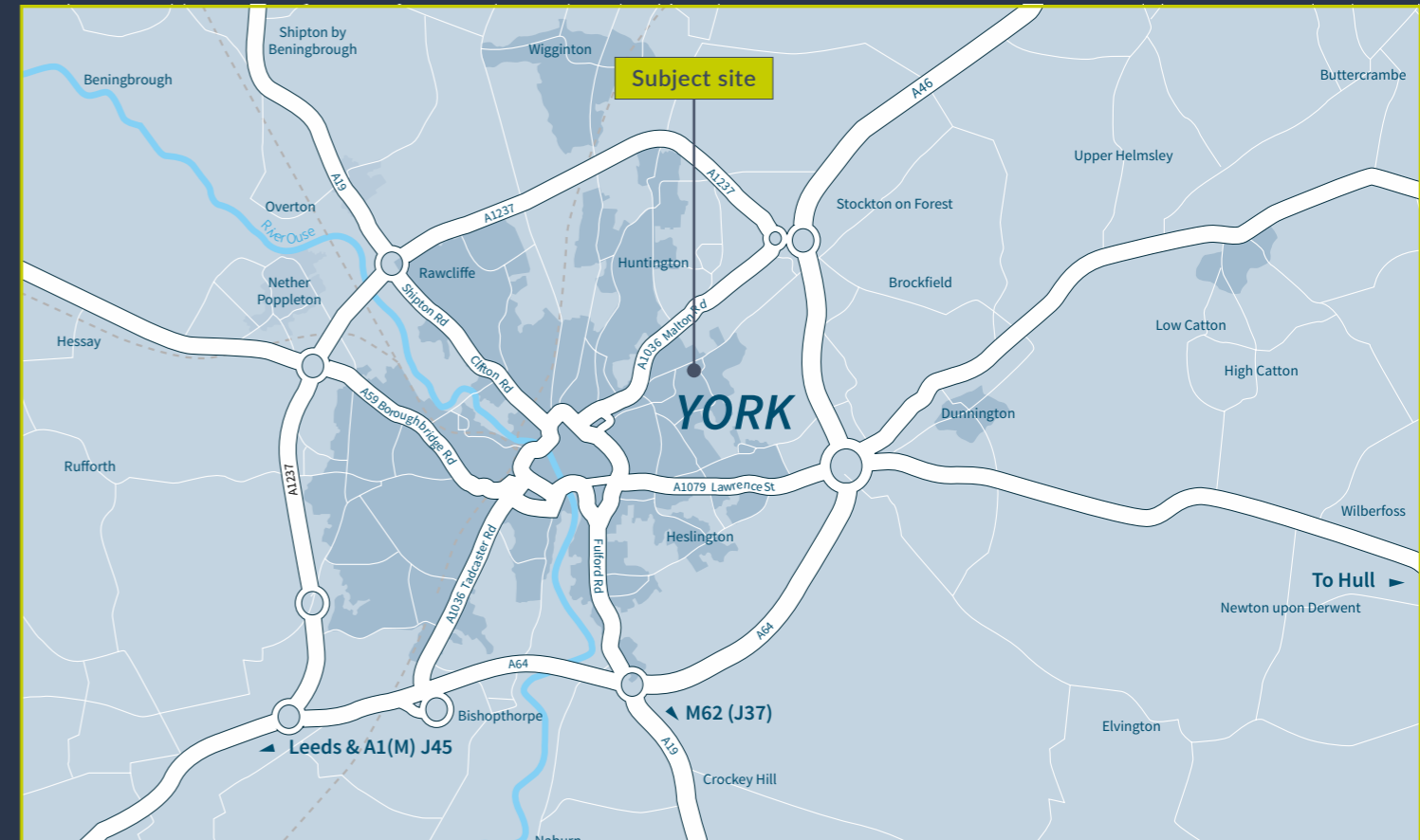
A rare opportunity to acquire a residential development opportunity in the city of York, with detailed planning for a total of 215 dwellings

- The site will be delivered remediated
- The brownfield site extends to 1.86 ha (4.58 acres gross)
- Detailed planning permission granted for 215 dwellings in total
- Located near to the historic city walls of York, North Yorkshire
- Rare opportunity to acquire a consented development site of this scale
- There is a restriction on the developments end use (please see below)



Site Location

The development site is located approximately 1.0km north east of York city centre. The site is bound by A1036 Heworth Green to the immediate north, a key arterial route into the city centre. To the east, the site is bound by Mill Lane, before which lies a small number of residential dwellings and the York Orbital cycle route. To the south, the site is bound by Layerthorpe, which continues east before becoming Hawthorn Grove. The west of the site is bound by Eboracum Way.



The site is located within walking distance of the wide range of amenities and facilities within York city centre. Additional facilities within a convenient walking distance (approximately 500m) from the site are also available, as follows:

Retail Provision:

- A promenade of retail lies south west of the site along Layerthorpe, including Asda supermarket.
- Sainsburys supermarket lies to the south west of the site and can be accessed within approximately 550m walking distance via A1036 Foss Bank.
- Morrisons supermarket lies directly to the south of the site.

Leisure:

- The Red Goat Climbing Wall lies to the south of the site.
- York Community & Gymnastics Foundation lies directly to the north of the site.

Health:

- The nearest medical practice is Priory Medical Group located on Heworth Green to the east of the site.
- The nearest pharmacy (Boots) is situated to the east of the site and can be accessed within 400m walking distance



Site Description

The site extends to 1.86 ha (4.58 acres) gross and is roughly rectangular in shape. The topography of the site is flat.



The Environment Agency (EA) Flood Map for Planning confirmed the development lies within flood zone 2 and is also located within the Heworth Green Conservation Area.

The now cleared brownfield site was previously occupied by an array of structures including low rise warehouse / office buildings, gas distribution pipework and infrastructure, gas storage, an electricity sub-station, and a telecoms mast and cabinets.

The site is accessed directly from Heworth Green.

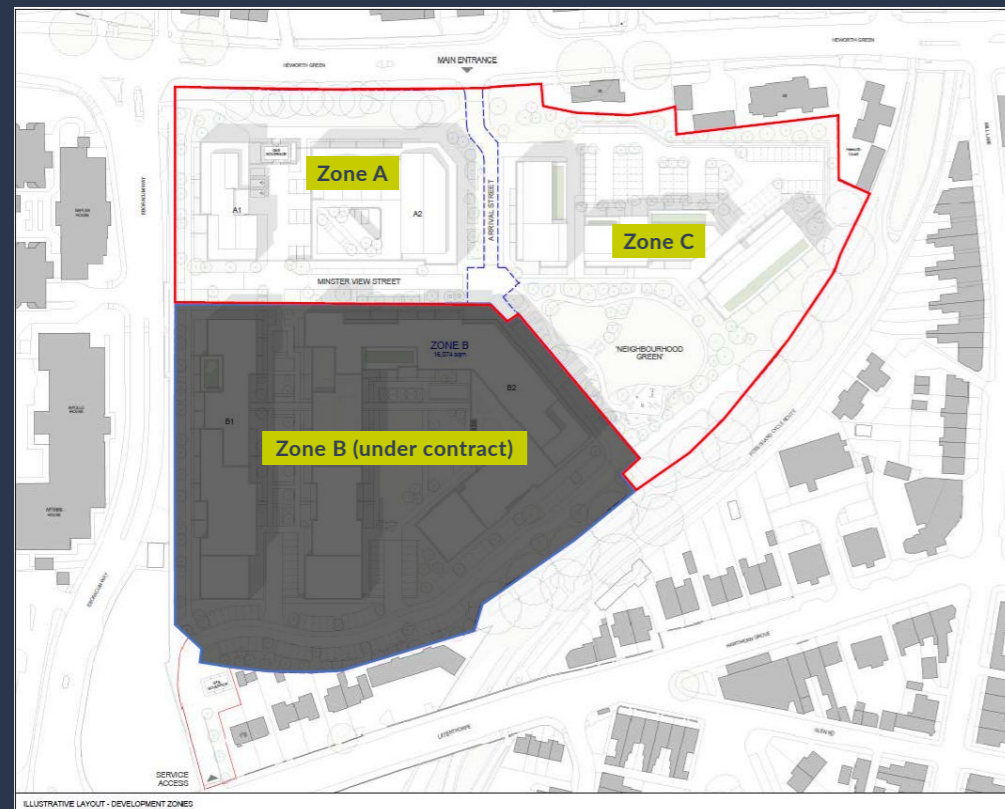


The site is split in to 3 development zones. A sale for Zone B is now under contract, leaving Zones A & C available for sale.

Planning

An outline planning application (planning ref. 19/00979/OUT) was approved on the 1 July 2020 for the demolition of existing pipework, structures and telephone mast, construction of 2no. gas governor compounds, site remediation, and comprehensive residential-led redevelopment, amenity space and landscaping consisting of:

- **Zone A** comprising a maximum of 9,780sqm (GIA) of use class C3 floorspace and a maximum of 410sqm (GIA) retail or community use floorspace (flexible use incorporating use classes A1-A4/ D1);
- **Zone B** (not forming part of this sale) comprising a maximum of 35,510sqm (GIA) of use class C3 floorspace; and
- **Zone C** comprising a maximum of 9,730sqm (GIA) of use class C3 floorspace.



Zone A
 9,780 sqm
 Class C3 floorspace
 410sqm
 flexible use classes
 A1-A4/ D1

Zone B
 35,510 sqm
 Class C floorspace
 (not forming part
 of this sale)

Zone C
 9,730 sqm
 Class C3 floorspace

Reserved matters applications for both Zones A (for 119 dwellings and commercial/community use unit / planning ref. 21/00854/REMM) and Zone C (for 96 dwellings / planning ref. 21/00855/REMM) were both granted on the 8 November 2021.

Both planning applications for Zones A & C were implemented in July 2024.



A discharge of various conditions relating to the planning applications have been approved or are 'pending' approval, details of which can be found on the York City Council planning portal and the dedicated site data room.

The 215 apartments within Zones A & C are proposed to be split as follows;

Unit Type	Count of Apt. Type	Average of Net Net Internal Area (m ²)	Average of Net Internal Area (ft ²)	Sum of Net Internal Area (m ²)	Sum of Net Internal Area (ft ²)
1-Bed	90	43	464	3882	41786
2-Bed	64	69	746	4432	47717
2-Bed Duplex	6	72	777	433	4661
3-Bed	18	94	1016	1699	18289
3-Bed Duplex	25	96	1037	2408	25915
City	11	33	358	366	3933
Studio	1	33	355	33	355
Average / Total	215	61	664	13253	142,656



Restriction on Use

As part of the sale of Zone B, there is a restriction over the use of Zones A & C not to be used for a rental product, for example Built to Rent or Student Accommodation.

Remediation

The site will be delivered remediated with the appropriate warranties in place.

Method of Sale

The subject site is for sale by way of Private Treaty; however we reserve the right to conclude the marketing by an Informal Tender process.

Viewings

Access will be provided to the site through a number of viewing dates. We ask interested parties refrain from entering without prior consent.

Offer Deadline

We are inviting offers on a conditional and unconditional basis by 12 noon on 10th October 2024.

An offer pro-forma will be provided within the data room, we ask interested parties to complete this in full as part of their offer submission.

Further Information

Please contact JLL to receive access to the dedicated marketing dataroom where you can access all available documents, which include:

- Briefing note on the masterplan development and purchasers obligations
- Planning Permission
- Site layout plan
- Technical pack

The planning permission can also be viewed by visiting the York City Council Public Access website and searching by the planning application numbers provided within the planning section above.

Title

Title numbers out of which the property will be transferred are NYK244979 and NYK244982. The site will be sold with vacant possession.

VAT

We understand the site has been elected for VAT.

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YORK

Contacts

For further information or to make viewing arrangements please contact:

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