



Lime Trees

31 Shipton Road,
York, YO30 5RE

**Prime Development
Opportunity**



Summary

- For Sale Freehold.
- Prime development plot within a sought after location adjacent to York Sports Club.
- Existing total floor area of approximately 12,575 sq ft (1,168 sq m) split across two blocks.
- Suitable for a range of uses including residential, retirement and healthcare operators, subject to planning.
- Total site area comprising 3.95 acres gross (1.6 ha).
- Approximately 1.85 acres (0.75 ha) is occupied by buildings, car parking and access.
- Convenient access to York City Centre situated 1.3 miles south of the site.
- Offers are invited by informal tender, with bids sought by NOON on Friday 11th March 2022.



Lime
Trees

Location

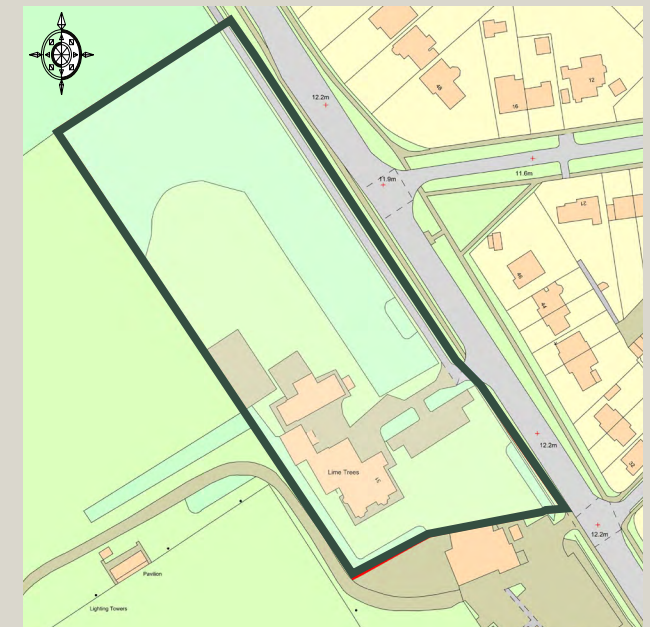
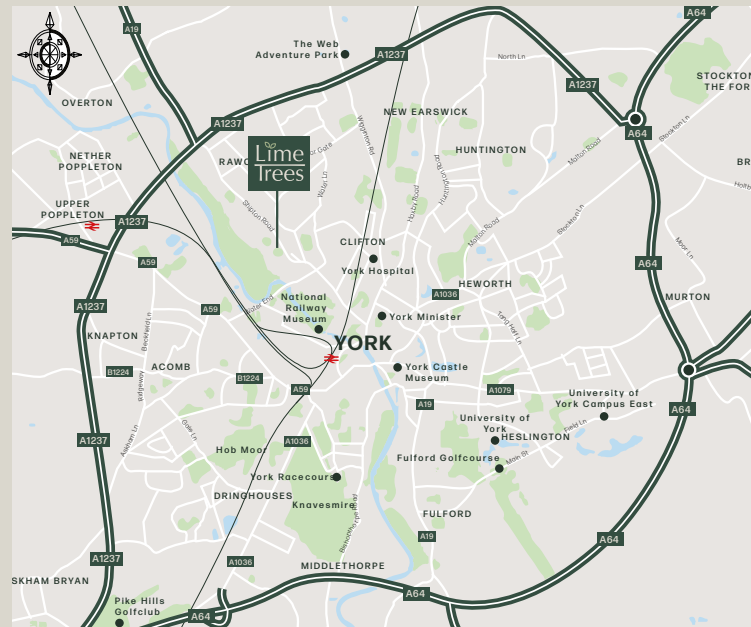
The subject site is accessed directly off Shipton Road approximately 1.3 miles north of York City Centre. The surrounding area is comprised of York Sports Club, Clifton Alliance Cricket Club and York Tennis Club, together with the former Clifton Hospital site, which has been redeveloped into a thriving mixed residential and commercial area. Adjacent to Lime Trees across Shipton Road lies a range of attractive detached and semi-detached residential dwellings.

The immediate and surrounding location is highly desirable, with excellent proximity to large areas of public open space at Clifton Ings, coupled with very convenient pedestrian, cycling and vehicular access to York City Centre and its range amenities. There are excellent transport links, with York Railway Station being only a 1.5 mile walk away that enables access to a range of locations including London in less than 2 hours.

Description

Lime Trees was constructed in the 20th Century, and is currently owned freehold by NHS Property Services and was occupied by the Tees, Esk and Wear Valleys NHS Foundation Trust ('the Trust') which provided Child and Adolescent Mental Health Services (CAMHS). This service line has been relocated to a new purpose built facility within the city. The site extends to a gross area of approximately 3.95 acres (1.6 hectares), of which approximately 1.85 acres (0.75 hectares) is developed as buildings, car parking and access area. There is a tennis court, landscaping and a range of deciduous trees in the expansive grounds.

The Lime Trees complex comprises a series of 2 storey buildings totalling a gross area of approximately 12,575 sq ft (1,168 sq m). The existing accommodation is as follows:



Block	Floor	SQ M	SQ FT
Main	Ground	593.05	6,384
	First	156.23	1,682
Total		749.28	8,065
Block	Floor	SQ M	SQ FT
Second	Ground	242.88	2,614
	First	171.05	1,841
Total		418.93	4,509
Grand Total		1,168.21	12,575

Planning

The property has an existing use consent for D1/E. The site is situated within the Greenbelt. We advise that interested parties seek their own requisite planning comfort for their respective interest in the site and we are inviting both conditional and unconditional offers on that basis.

Technical Information

All planning and technical information is available to interested parties through a data room via our dedicated website:

<https://savillsglobal.box.com/v/Lime-Trees-York>

Existing Wayleaves, Easements and Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.



Method of Sale

The site is for sale freehold with vacant possession on completion. Offers are invited by informal tender, with bids sought by NOON on Friday 11th March 2022 to be submitted to 'Joshua Franklin' addressed to the 'Development Department, Savills, 3 Wellington Place, Leeds, LS1 4AP' / jfranklin@savills.com

VAT

We understand that the site is not elected for VAT.

Viewing

Viewing of the site is strictly by appointment and can be arranged via Savills. Should you wish to make an appointment, please contact:

Joshua Franklin
jfranklin@savills.com
07807 999 923

Matthew Jones
mjones@savills.com
07812 965 484



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