



Lamel Beeches

105 HESLINGTON ROAD | YORK | YO10 5BH



JRHT

JOSEPH
ROWNTREE
HOUSING TRUST



Location

The site lies within the grounds of the Retreat estate, adjacent to the University of York's main campus to the east, with Walmgate Stray to the south. There is York Cemetery and Low Moor Allotments to the west. There is St Lawrence Church of England Primary School, mixed residential and VITA student York to the north. The situation enjoys a unique urban-rural setting, combining city centre proximity together with unrivalled access to nearby public green spaces surrounding the site. The property is approximately 1 mile from the heart of York city centre, providing excellent access on foot, bicycle, public transport and vehicle to the full range of sought after services and amenities in York. York Railway Station is 1.5 miles to the north west, being situated on the East Coast main line that offers a regular service to London in approximately 2 hours. There are also regular rail links to nearby Harrogate and Leeds. The train station is popular with commuters, residents and tourists alike.

The A1079 (Hull Road) and A19 lead to the A64 bypass on the south side of York which in turn gives good access to the A1 (M) at Bramham. There is also good access to local schools in the state and independent sector, together with out of town shopping centres around York such as Monks Cross and the York Designer Outlet, just to the south of the A19/A64 junction. York offers a superb range of retail, cultural and leisure facilities and is a highly regarded tourist destination. For example within 0.75 miles of The Retreat there is Foss Island Road Retail Park, offering Waitrose, Morrisons and Home Bargains, as well as Hull Road Park, a David Lloyd Leisure Centre and York Barbican indoor entertainment venue.



Background

On behalf of Joseph Rowntree Housing Trust, Savills are instructed to dispose of this property as it is considered to be unsuitable for affordable housing. The former care home closed down in Spring 2022.

Lamel Beeches takes its name from Lamel Hill, which is a scheduled monument immediately south of the grounds that include Roman burial remains and was the location of a Parliamentary gun-battery during the Civil War siege of York in 1644. We understand Lamel Beeches itself was originally constructed after the turn of the 20th Century, initially serving as the Superintendent’s residence for the adjoining Retreat Hospital. Subsequently the property has been converted from residential use into a care home, with a series of extensions during the 1980’s.

Description

The original red brick building is formed over two floors, with cellar. There is a two-storey and single storey extension, all being inter-connected to the main property. There are currently 37 en-suite bedrooms across the site, some of which benefit from balconies.

Externally the site is surrounded to the north and west by an impressive red brick boundary wall dating from the original Retreat use. There is also garaging and associated car parking, grounds and landscaping. There are impressive established gardens and mature deciduous trees surrounding the property. The site extends to approximately 1.59 acres (0.643 hectares).



The principal building on the subject site is Lamel Beeches, being owned freehold by JRHT, which comprises a gross internal area of approximately 24,396 sq ft (2,266.4 sq m), being broken down as follows:

	GIA sq m	NIA sq m	GIA sq ft	NIA sq ft
Cellar	120.6	107.6	1298	1158
Ground	1374.2	1261.9	14792	ww13583
First	771.6	686.2	8306	7386
TOTAL	2266.4	2055.7	24396	22128

Additional Information

PLANNING

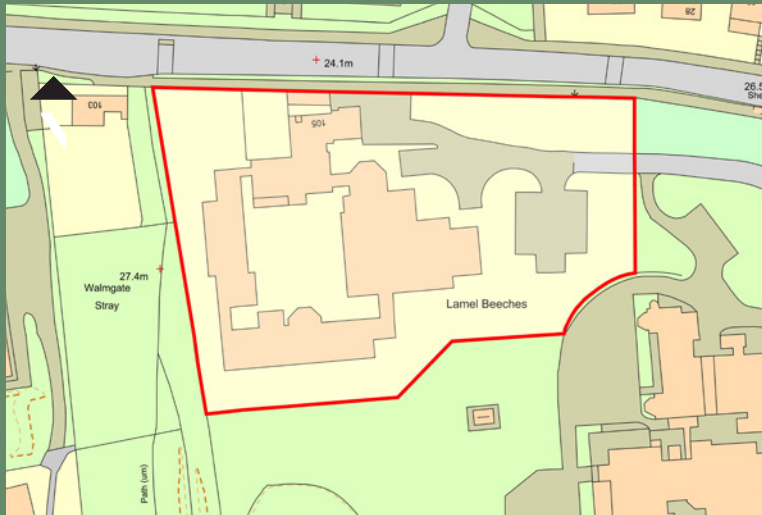
There are a number of heritage designations relevant to the site including:

- Grade II* Registered Park and Garden;
- Ancient Scheduled Monument (Lamel Hill);
- Conservation Area (The Retreat/Heslington Road Conservation Area no.8).

Subject to the necessary consent, the site would be suitable to a number of uses, including redevelopment to residential, or continued care use. There are generous grounds to the building, which include a number of established deciduous trees and lawn area.

TENURE

The site is available on a freehold basis.



TECHNICAL INFORMATION

All planning and technical information, including floor plans and the EPC, is available to interested parties through a secure dataroom - <https://savillsglobal.box.com/v/Lamel-Beeches-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.

VAT

The vendor reserves the right to charge VAT.

METHOD OF SALE

The site is offered for sale by informal tender. We are seeking offers be submitted to 'Joshua Franklin' at jfranklin@savills.com. The deadline for offers is noon on the 18th January 2023.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | November 2022

VIEWING

Viewing of the site is strictly by appointment. 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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