



The **Barbican** Development Site

FISHERGATE BAR | YORK | YO10 4NT



PRIME CENTRAL YORK DEVELOPMENT OPPORTUNITY

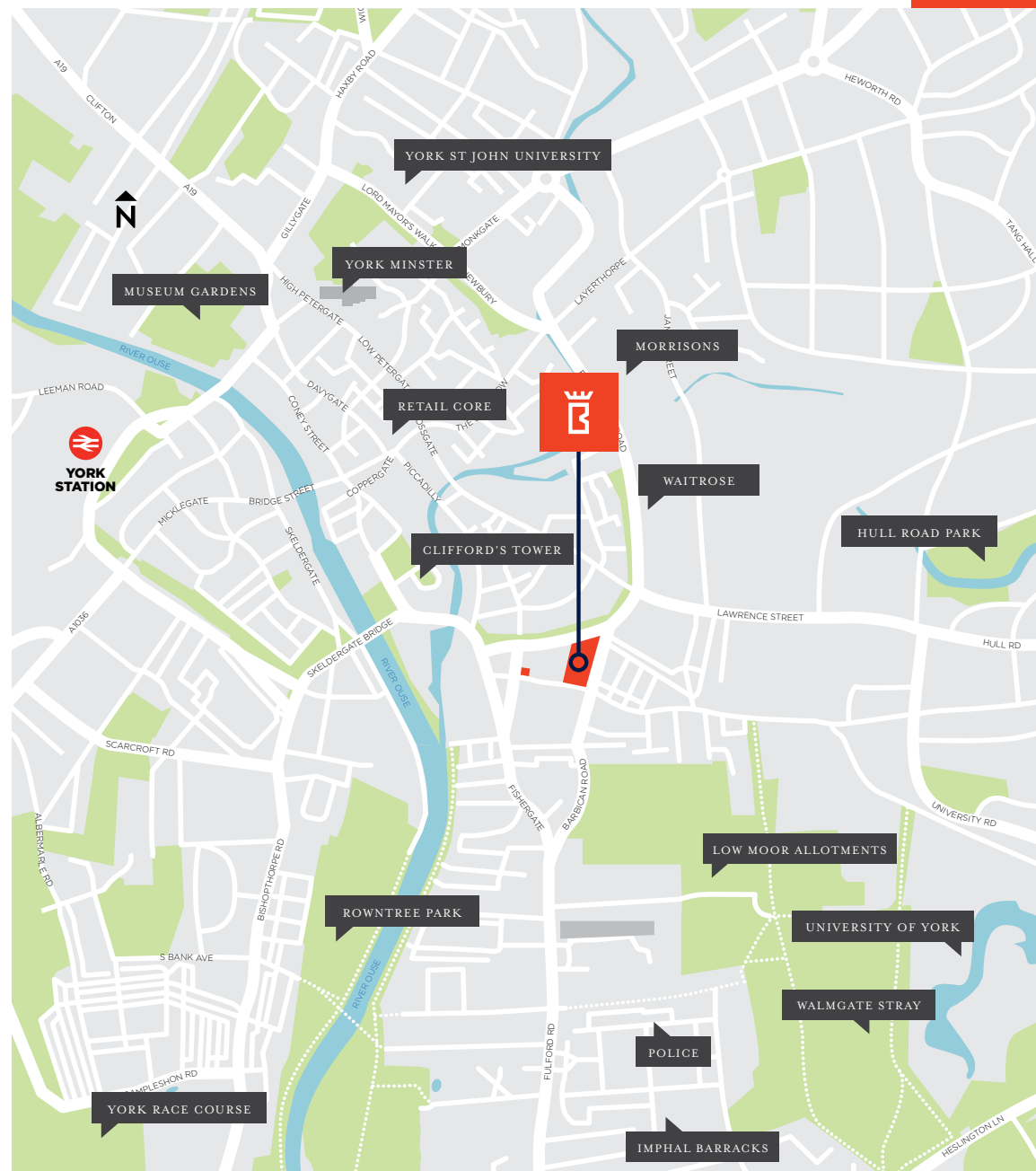
Executive summary

- Total site area of 2.26 acres (0.915 ha) with existing Planning Consent for 187 apartments
- Exceptional site suitable for a range of development uses including residential, student or leisure.
- Situated adjacent to York City Centre's historic City Walls
- Offers are invited by NOON on Friday 15th November 2019

Location

The cleared development site is located on a prominent corner plot off Barbican Road & Paragon Street, immediately adjacent to York's historic City Walls to the south of the city centre. The area is highly regarded, being suited to a number of uses including residential, student or hotel use. There is a Staycity Aparthotel immediately adjacent to the west of the site, with the indoor entertainment Barbican Centre beyond. There are a range of residential dwellings surrounding the site, together with the Q-Park Barbican to the south.

York offers a wide range of retail and leisure facilities, two highly regarded universities and is a popular tourist destination. Barbican Road (A19) leads to the A64 bypass on the south side of York, which in turn gives good access to the A1 at Bramham. York railway station is situated on the East Coast main line with journey times of around 2 hours to London. The train station is popular with commuters, residents and tourists alike. There is also good access to local schools and 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.



Description

The site comprises two parcels, with the main site to the east of the Barbican and Staycity Aparthotel comprising approximately 2.14 acres (0.868 ha), together with a smaller parcel to the south west of the Barbican Centre comprising approximately 0.12 acres (0.047 ha). Therefore, the total site area for sale comprises in the region of 2.26 acres (0.915 hectares).

The site is situated opposite York's City Walls, offering immediate proximity to the city centre and surrounding area. There are excellent infrastructure links by road, rail, bicycle and on foot, which enables the site to be suited to a range of future development options including residential, student, leisure or care related uses. Pertinently, we highlight that the site benefits from being situated approximately:

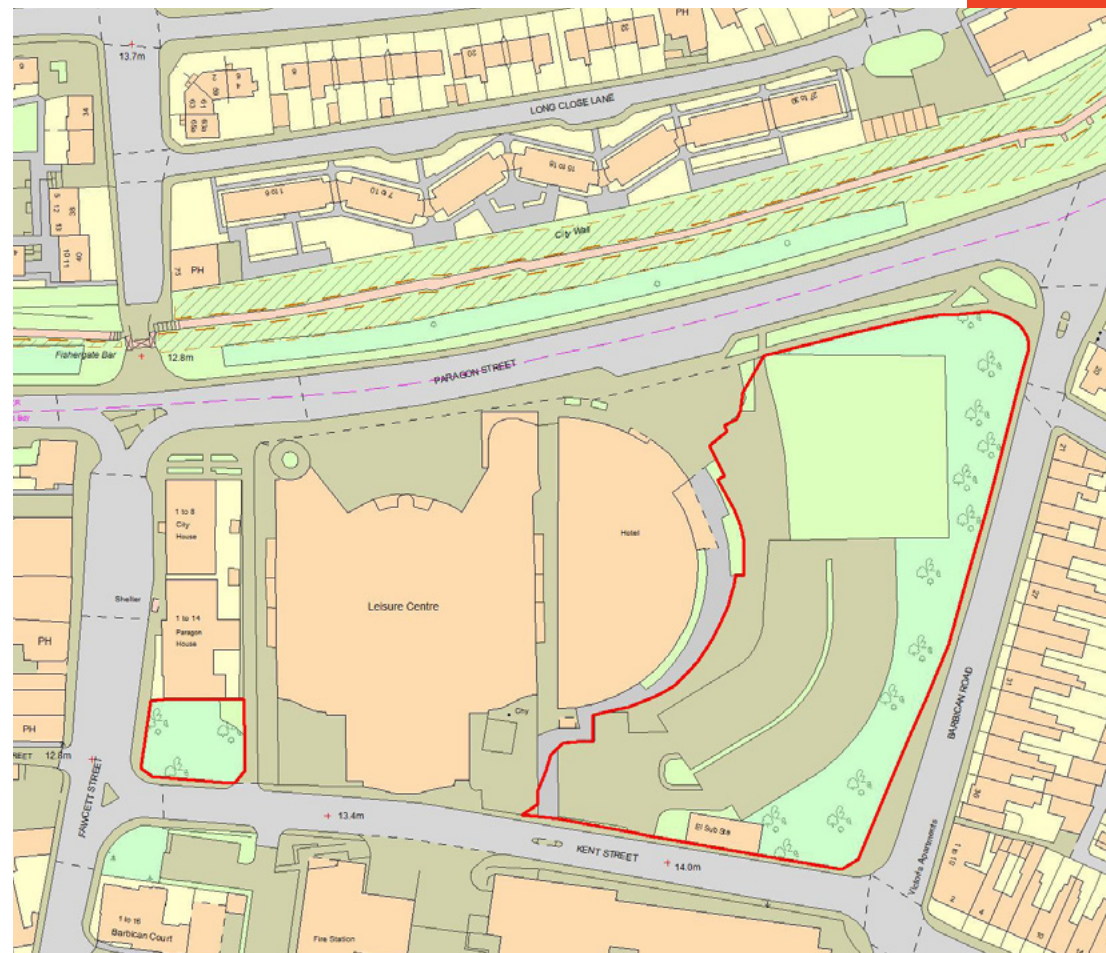
- 1 mile east of York Railway Station
- 1 mile north west of the University of York
- 1 mile south of York St John University
- Within 0.5 miles of York City Centre's historic core
- Within 0.5 miles of Foss Island Road retail shops, including Morrisons & Waitrose

Planning

There is currently an extant Full Planning Permission for the 'Erection of 1 no. part 4/part 5 storey building comprising 175no. apartments and 1 no. 3 storey building comprising 12 no. apartments with associated access, parking and landscaping', which is dated 24th August 2017. The link for the planning can be found here <https://planningaccess.york.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MP022JSJ0A700>

BARBICAN DEVELOPMENT SITE

Parcel	Acres	Hectares	Existing Planning PP
Parcel A	2.14	0.868	175 x apartments on a part 4 / part 5 storey block
Parcel B	0.12	0.047	12 x apartments on a 3 storey block
Total	2.26	0.915	187 apartments



However, subject to achieving the necessary consent, the site would also be suitable to a number of uses, including redevelopment to a bespoke student accommodation scheme as well as care or leisure related uses. Indeed, importantly it has been demonstrated that a scheme of up to 4 / 5 storey density is achievable on this site, which bodes encouragingly for the site's re-development options.

Tenure

The site is available on a freehold basis.

Technical Information

All planning and technical information is available to interested parties through a data room via our dedicated website <https://savillsglobal.app.box.com/v/YorkBarbicanSite>

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 on an Unconditional and Conditional basis, to be submitted to 'Matthew Jones' addressed to the 'Development Department, Savills, Ground Floor, City Point, 29 King Street, Leeds, LS1 2HL'. The deadline for offers is NOON on Friday 15th November 2019.

Viewing & Further Information

Viewing of the site is strictly by appointment.
Should you wish to make an appointment, please contact:

Development
Matthew Jones
mjones@savills.com
0113 220 1255

Development
Joshua Franklin
jfranklin@savills.com
0113 220 1258

Residential Capital Markets
Richard McKenna
rmckenna@savills.com
0207 016 3807

Residential Capital Markets
Sam Palmer
Sam.j.palmer@savills.com
0207 330 8653

Important Notice

Savills and 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 | September 2019

savills

