



**THE OLD VICARAGE
BONDGATE, HELMSLEY**

Cundalls



EXCITING DEVELOPMENT OPPORTUNITY

THE OLD VICARAGE BONDGATE, HELMSLEY

Pickering 13 miles, Malton 16 miles, Thirsk 16 miles, York 27 miles
Distances Approximate

**AN EXCITING OPPORTUNITY TO PURCHASE A LANDMARK BUILDING
CENTRALLY LOCATED WITHIN ONE OF NORTH YORKSHIRE'S MOST SOUGHT- AFTER MARKET TOWNS
WITH FULL PLANNING CONSENT IN PLACE TO CREATE FIVE HIGH-QUALITY HOMES**

HANDSOME, GRADE II LISTED FORMER VICARAGE LOCATED WITHIN A SHORT STROLL OF HELMSLEY'S BUSTLING MARKET PLACE
WITH FULL PLANNING CONSENT IN PLACE TO CREATE THREE SPACIOUS APARTMENTS & TWO MEWS STYLE HOUSES.

SET WITHIN MATURE GROUNDS OF APPROXIMATELY 0.62 ACRES OR THEREABOUTS, WITH AMPLE PARKING.

POTENTIAL FOR A VARIETY OF ALTERNATIVE USES, SUBJECT TO SECURING ANY NECESSARY CONSENTS.
PRIME LOCATION WITH HUGE POTENTIAL TO CREATE A LUXURY DEVELOPMENT IN ONE OF THE AREA'S MOST DESIRABLE LOCATIONS.

**FOR SALE BY PRIVATE TREATY
FREEHOLD**

LOCATION

The Old Vicarage occupies a prime position along Bondgate, a 'stone's throw' from the Market Place.

Helmsley is a very attractive, Georgian market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hotels and restaurants and high-class delicatessens the town is a highly regarded place to live. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park to the south of the town and the Hambleton Hills to the west. The town has a wide range of amenities, including surgery, library, thriving arts centre and recreation ground.

HISTORY OF THE OLD VICARAGE

The Old Vicarage was designed for Reverend Charles Norris Gray, a long-serving Vicar of Helmsley. It was not just a vicarage, but a busy domestic home, featuring a two-storey kitchen, service bells, a food lift (which still survives), laundry room, butler's pantry and cellar. It was often filled with trainee clergymen and lay readers, who slept in rooms across the rear wing, first floor and attic (all served by a single WC). Glimpses of this earlier life can still be seen in the fireplaces and cupboards that are present.

During the Second World War, the Barclay family rented the house to escape the London Blitz. Ownership eventually transferred to North Yorkshire County Council in 1974, after which the building was used by the Forestry Commission and Police before becoming the headquarters of the North York Moors National Park Authority.

DESCRIPTION

The sale of the Old Vicarage is a genuinely rare residential development opportunity in a landmark building within the centre of the sought-after market town of Helmsley.

The Old Vicarage is an imposing and distinguished former vicarage, occupying a commanding elevated position in the very heart of Helmsley. Rich in period character and architectural presence, this substantial landmark property offers a development opportunity with the benefit of full planning consent secured for the building's sensitive conversion and reconfiguration into five individual residences, providing a valuable platform from which to deliver an exclusive development of enduring quality and appeal.

Widely regarded as one of Helmsley town centre's most recognisable and architecturally appealing buildings, The Old Vicarage enjoys genuine landmark status.

Its Grade II listing is testament to the property's notable architectural character, historical significance and contribution to the townscape. The building's scale, elevated setting and distinctive period composition combine to create a hugely appealing property, whilst its prominence within the town provides a level of identity and prestige rarely available to a residential development.

Constructed in traditional stone beneath a rosemary tiles and pantile roof, the property displays the craftsmanship and solidity associated with a residence of this era. Single-glazed timber windows and suspended timber floors remain as part of its historic fabric, offering future owners the opportunity to retain authentic features within a carefully considered refurbishment. Generous accommodation is arranged across the ground, first and second floors, with substantial proportions, flexible internal layouts and excellent scope to create sophisticated contemporary interiors that complement the building's original character.

Believed to date from circa 1890–1910, The Old Vicarage is an accomplished Queen Anne-style building, enhanced by an attractive blend of architectural detailing and balanced period proportions. Its commanding elevated setting accentuates the façade and reinforces the property's considerable presence within the surrounding townscape. A later rear extension, understood to have been added in 1974, is of more limited architectural merit; its development therefore offers an important opportunity to introduce a more sympathetic element that enhances the setting of the original building and contributes positively to the wider scheme.

With its historic residential use, elegant proportions and unmistakably domestic character, the property lends itself naturally to a residential future. In addition to the approved apartment scheme, there remains the compelling potential to restore The Old Vicarage as a magnificent single residence of genuine distinction, subject to the necessary approvals.

The Old Vicarage stands within extensive private gardens and grounds, approached by a tarmac driveway. Parking provision is particularly generous for such a central setting, with seven spaces positioned to the side of the property and a further nine spaces to the rear. To the front, mature trees, established hedging, sweeping lawns and well-stocked shrub borders create an impressive green setting.

To the rear stands a former outbuilding/coach house, traditionally constructed in stone beneath a pitched pantile roof and currently arranged as single-storey office accommodation. Its vernacular form and relationship with the principal building give it considerable charm and development potential. Subject to the necessary consents, it could be adapted into an attractive two-bedroom house or a high-quality holiday cottage, providing additional accommodation.

APPROVED PLANNING CONSENT

The property benefits from a full planning and listed building consent that has been carefully structured to balance the retention of the principal building's historic character with the creation of five self-contained residential units.

The approved scheme is summarised as follows:

Original Building

- **Ground floor:** an exceptional 3 bedroom apartment extending to approximately 1,926 sq ft, offering outstanding scale and the potential for impressive principal living spaces, generous bedroom accommodation and a connection with the surrounding gardens.
- **First floor:** a spacious 3 bedroom apartment extending to approximately 1,657 sq ft, positioned to take full advantage of the building's elevated aspect and period proportions, with scope for an elegant and highly appealing layout.
- **Second floor:** an elegant 3 bedroom apartment extending to approximately 936 sq ft, offering a more intimate residence with distinctive upper-floor character and the opportunity to create a beautifully appointed home with excellent views.

New Mews Building Replacing the Existing Rear Extension

- A thoughtfully planned 2 bedroom mews-style house arranged over the ground and first floors and extending to approximately 818 sq ft, offering contemporary, low-maintenance living within a discreet courtyard-style setting.
- A complementary 2 bedroom mews-style house arranged over the ground and first floors and extending to approximately 775 sq ft, designed to provide a characterful and efficient home with its own distinct appeal.

In our opinion, The Old Vicarage represents an outstanding opportunity to create an exclusive residential development within one of Helmsley's most imposing period buildings. The combination of architectural distinction, substantial internal proportions, mature grounds and a central yet private setting provides the foundations for a scheme of exceptional quality. A design-led specification that respects the building's heritage while introducing contemporary comfort should allow the completed homes to occupy a highly desirable position within the local market and command values reflective of their rarity.

We believe the principal selling points include:

- **A landmark period address:** an architecturally distinguished and highly attractive building, offering the opportunity to create apartment accommodation of a scale, individuality and sense of occasion rarely available within the town.
- **Generous landscaped amenity:** extensive gardens and grounds with scope to create beautifully presented communal areas, enhancing privacy, outlook and the lifestyle appeal.
- **An enviable Helmsley setting:** a prime position within this sought-after market town, combining immediate access to its established amenities and historic atmosphere with a private, elevated residential environment.
- **Exceptional parking provision:** substantial off-street parking for 12 vehicles, representing a significant practical and commercial advantage within a central market-town location.

Ultimately, The Old Vicarage is a landmark building presenting an exciting development opportunity with all the essential ingredients to create an exceptional collection of luxury apartments and mews-style houses. Its distinguished architecture, mature setting, generous off-street parking and enviable position in the heart of Helmsley provide a compelling point of difference. The scheme has the potential to become one of the town's most desirable residential offerings in Helmsley.

ALTERNATIVE USES

Subject to securing the appropriate consents, the building offers scope for a variety of alternative uses, including the potential to revert to a substantial single dwelling, if required.

GENERAL INFORMATION

- SERVICES:** The property benefits from mains supplies of electricity, gas and water. Gas central heating. There is a connection to the mains sewer.
- TENURE:** We understand that the property is Freehold, and that vacant possession will be given upon completion.
- EPC RATING:** D91.
- POST CODE:** YO62 5BP.
- PLANNING:** North York Moors National Park Authority. 01439 772700.
- PLANS:** A full set of the approved plans, planning consent and listed building consent can be emailed upon request: malton@cundalls.co.uk. The relevant application numbers are: NYM/2024/0413 and NYM/2024/0416.
- VIEWING:** Viewing is strictly by prior appointment. Contact the selling agents on 0165 697820 to arrange.

Regulatory Compliance Charge

A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence and the sale can progress to the legal stage.

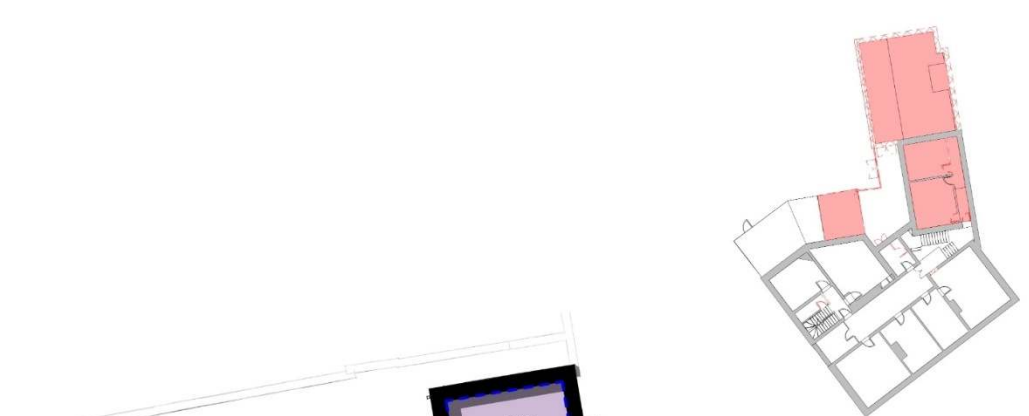
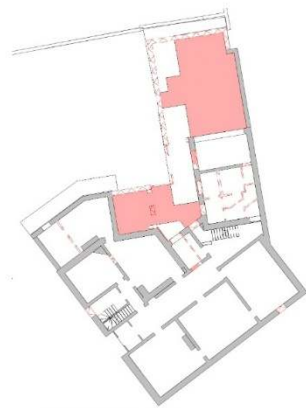
Disclaimer

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





Level 00 Alterations



Level 01 Alterations



Level 01 Proposed

P3 Minor amendment following comment 10/06/24 HW DR from case officer
 P4 Minor amendments to floor plans 10/06/24 B
 P5 Planning drawings for comment HW R
 P6 Planning drawings for comment HW R
 P7 Planning drawings for comment HW R
 P8 Planning drawings for comment HW R
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North York Moors National Park
 The Old Vicarage, Helmsley
 Project Address

Sheet Name: Proposed Ground Floor

Purpose of issue: Planning Status: S2

Date: 04/15/24 Checked by: BR

Drawn by: HW Scale @ A2: As indicated

Project No: H4064 Revision: P2

Drawing No: H4064-B OW-A1-00-DR-A-1

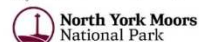


By Department Legend

- Unit 1
- Unit 4
- Unit 5
- Communal

By Department Legend

- Unit 4
- Unit 5
- Unit 2
- Communal



North York Moors National Park
 The Old Vicarage, Helmsley
 Project Address

Sheet Name: Proposed First Floor

Purpose of issue: Information Status: S2

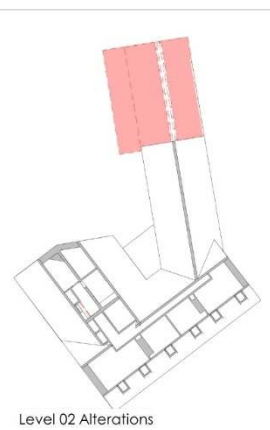
Date: 04/15/24 Checked by: BR

Drawn by: HW Scale @ A2: As indicated

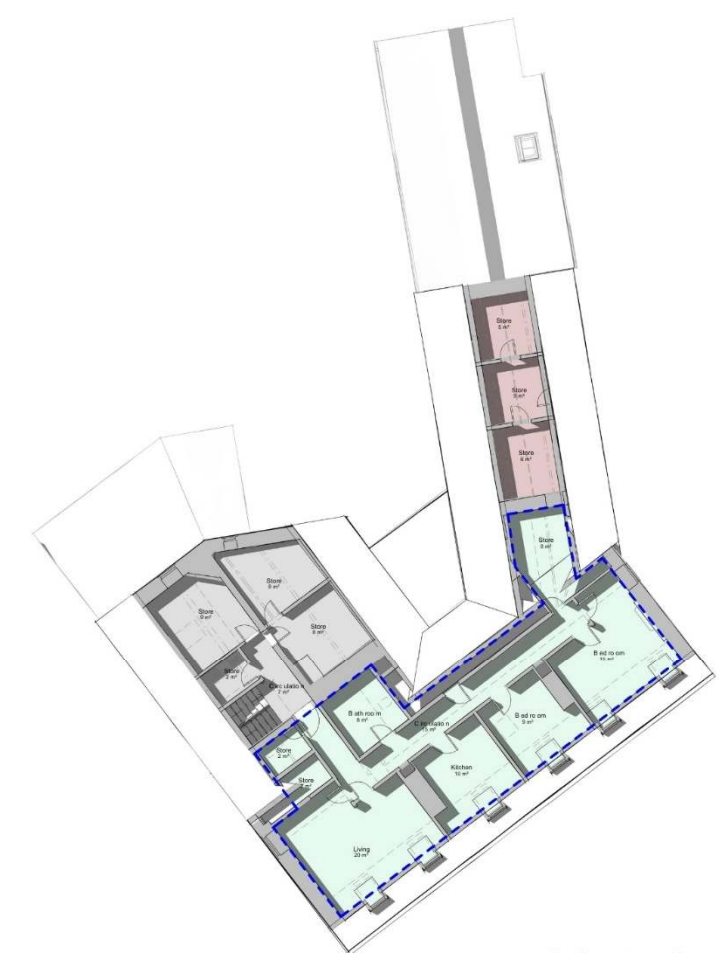
Project No: H4064 Revision: P1

Drawing No: H4064-B OW-A1-01-DR-A-1





Level 02 Alterations



Level 02 Proposed

By Department Legend

- Unit 4
- Unit 3
- Communal

North York Moors National Park

North York Moors National Park
The Old Vicarage, Helmsley
Project Address

Sheet Name: Proposed Second floor

Purpose of issue: Planning

Date: 04/11/24

Drawn by: HW

Project No: H4064

Drawing No: H4064-B OW-A1-02-DR-A-B12

Scale: A2: As indicated

Checked by: BR

Revision: 1

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