



BEECHWOOD HOTEL

SHIPTON ROAD, YORK, YO30 5RE



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ONE OF THE FINEST DEVELOPMENT OPPORTUNITIES
IN YORK TO CREATE A 10,000 SQFT MASTERPIECE
MANSION AND A LEGACY HOME.

10 BEDS | 10 BATHS | 6 RECEPTION ROOMS

York City Centre 3/4 mile.

INTRODUCTION

The Beechwood Hotel offers an exceptionally unique opportunity to create what will be one of the finest residences there is in York. Once a renowned boutique hotel the site now has planning permission for conversion and development to build a "one off" family mansion in arguably the most desired residential area in York.

Designed by the superb architects Vincent and Partners of York, the proposed accommodation and design has been meticulously planned to create a vision of splendour and luxury for a home that just simply works. The new dwelling under the current permission will allow for the creation of a circa 10,000 sq ft home that has six grand reception rooms, superb open plan living areas, bedroom suites and additional guest suites.

Outside, Beechwood will sit proudly behind a private gated entrance with generous amounts of space, oodles of private parking and garaging.

This will be a house to behold and a legacy that is created.

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Full planning details can be obtained on request from Croft or from York Council's planning website and public access.

Ref. No: 24/02233/FUL





Do not scale from this drawing
 Drawing to be read in conjunction with the specification document
 Contractor to check all dimensions on site and notify Vincent and Partners
 of any discrepancies prior to commencement of the works

KEY

— SITE OWNERSHIP BOUNDARY

PLANNING APPROVAL:
 24/02233/FUL

SITE AREA: 1,955m² / 0.19h

revision	date	description	TS	DW
			Drawn	CHK'd

Vincent & Partners

YORK: Studio 12, Middlethorpe Business Park, Sim Balk Lane, Bishopthorpe, York YO23 2BD
 LONDON: 22 Gilbert Street, Mayfair, London, W1K 5HD
 T: 01904 700941 L: 020 3915 8934 e: studio@vincentandpartners.com

project:
BEECHWOOD CLOSE HOTEL
SHIPTON ROAD, YORK
 @sawing

APPROVED SITE PLAN

date: **17/09/25** status: **MARKETING**



job number	originator	room	level	type	role	drawing number	revision
24046	VP		ZZ	ZZ	DR	A 1050	POD

PROPOSED SITE PLAN



ACCOMMODATION

*Currently the property is derelict and a former hotel.

Proposed Accommodation:

Ground Floor:

Reception hall, sitting room, dining room, snug, playroom, kitchen/living/dining, cinema, ground floor bedroom suite, and cloakroom.

First Floor:

Principal bedroom suite, five further bedrooms all ensuite.
Two additional guest suites.

Second Floor:

Bunk room and two guest suites.

Outside:

Garaging and ample private parking. Landscaping to garden and external space as desired.



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KEY

- LIVING ACCOMMODATION
- BEDROOM ACCOMMODATION
- CIRCULATION SPACE
- WASH ROOMS / UTILITY

GROUND FLOOR GIA = 524m² / 5,640ft²
 TOTAL GIA = 1,020m² / 10,979ft²

revision	date	description	TS	DW

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APPROVED GROUND FLOOR PLAN

date: **17/09/25** status: **MARKETING**

scale: **1:100 @ A1**

job number	originator	role	level	type	note	drawing number	revision
24046	VP	ZZ	ZZ	DR	A	1100	POD

PROPOSED GROUND FLOOR PLAN





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KEY

- LIVING ACCOMMODATION
- BEDROOM ACCOMMODATION
- CIRCULATION SPACE
- WASH ROOMS / UTILITY

FIRST FLOOR GIA = 332m² / 3,558ft²
 TOTAL GIA = 1,020m² / 10,979ft²

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APPROVED FIRST FLOOR PLAN

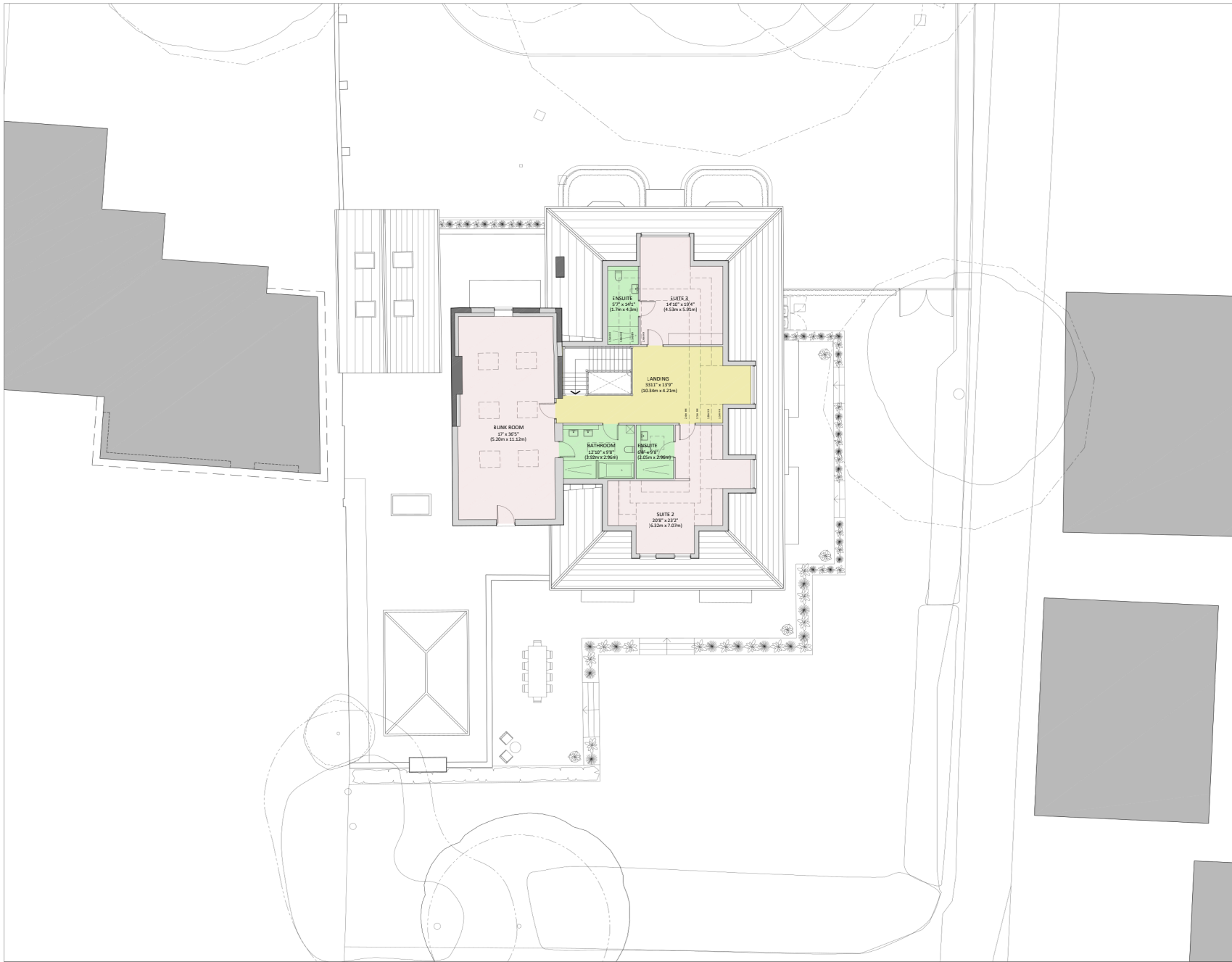
date: **17/09/25** status: **MARKETING**

scale: **1:100 @ A1**

job number	originator	role	level	type	note	drawing number	revision
24046	VP	ZZ	ZZ	DR	A	1101	POD

PROPOSED FIRST FLOOR PLAN





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KEY

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- BEDROOM ACCOMMODATION
- CIRCULATION SPACE
- WASH ROOMS / UTILITY

SECOND FLOOR GIA = 184m² / 1,980ft²
 TOTAL GIA = 1,020m² / 10,979ft²

revision	date	description	TS	DW

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APPROVED SECOND FLOOR PLAN

date: **09/09/24** status: **MARKETING**

scale: **1:100 @ A1**

jobnumber	originator	role	level	type	role	drawing number	revision
24046	VP	ZZ	ZZ	DR	A	1102	PD4

PROPOSED SECOND FLOOR PLAN



ENVIRONS

Shipton Road is one of the most popular addresses in York and only one mile from the city walls, with excellent transport links into the city centre. Within the immediate area is York Sports Club with tennis, cricket, squash and rugby club facilities.

Nearby Clifton Green is an area with a variety of independent local shops, cafes, and a pub. There is easy access through Bootham Bar to the world famous York Minster and the historical city centre is under a mile away. York's mainline railway station is a pleasant walk (about twenty minutes) or a short drive by car.

The fabulous location of the property allows for a very pleasant and easy pedestrian approach to either St Peter's school or Bootham school, as well as facilitating a healthy lifestyle with lovely river walks and cycle routes that include the seasonal beauty of the locally renowned Homestead Park. Homestead Park has a children's play area, pop-up cafe and 14 acres of gardens to explore.

York City Centre boasts an excellent range of shopping facilities, attractions and restaurants including the award winning The Star Inn the City by Andrew Pern and the Michelin-starred restaurant, Roots, by Tommy Banks. In addition, there is Skosh by Neil Bentinck which also boasts a Michelin-star, positioned on popular Micklegate.

