

Freehold for sale by informal tender

**Building and associated land known as Peppermill Court,
Ramsay Close, York, YO31 8SS**

On behalf of NHS Property Services Ltd

- A prominent site, 1.3 miles to the north east of York city centre
- Situated in a popular residential and student housing location
- Site extends to 1.56 acres (0.63 ha).
- The building has a GIA of 19,302 sq ft (1,793 sq m)
- Suitable for a variety of uses, subject to planning



Delineation of the site is for indicative purposes only

The opportunity

The sale of the property known as Peppermill Court, on Ramsay Close, provides an opportunity to acquire development land and an existing building, situated in a popular residential and student housing area, close to the historic city centre of York.

The property is potentially suitable for a variety of uses, including housing, subject to planning permission.

Location

The property is located on Ramsay Close, approximately 1.3 miles to the north east of York city centre. The area is characterised by a range of uses, including; housing, student accommodation, retail and healthcare.

The property benefits from good road connections, being situated 2.3 miles to the south of the A1237 which connects to the A64 to the east and the A19 to the west.

York Station is 1.7 miles to the south west of the property and offers regular services to London Kings Cross, Leeds and Manchester. Local buses also operate in the area, providing frequent services into the city centre.



Description

The site is broadly square and level and extends to 1.56 acres (0.63 ha). The building on site is arranged over ground and first floors to provide a GIA of 19,302 sq ft (1,793 sq m) and on site car parking. Although the property is currently occupied, vacant possession can be achieved by April 2020.

Planning

The property is not listed and is not situated within a conservation area. It is located within Flood Zone 1.

A pre-application enquiry with planning officers at the City of York Council is on-going, to gain an initial understanding of the potential future use of the property. The pre-application enquiry has focused on future housing, student living and care home development on the site.

As the property is located within an established residential area, the principle of residential development is likely to be supported.

For planning related queries, please contact Alexandra Walsh at Avison Young on 0113 280 8055

Disposal process

We are instructed to market for sale the freehold interest in the property by informal tender. Further information on the tender process is available as part of the supporting information pack.

Supporting information

Additional information on this opportunity can be downloaded from our website by searching 'Peppermill Court' from the home page.

Viewings

Parties can view the property externally from Ramsay Close. In addition, viewing days will be coordinated and managed by Avison Young.

Please contact Dai Powell or Rachael Foster to book a time.



For further information or an appointment please contact:

Dai Powell
0113 280 8098
Dai.Powell@avisonyoung.com

Rachael Foster
0191 269 0064
Rachael.Foster@avisonyoung.com

Avison Young
City Point, 29 King Street, Leeds LS1 2HL

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