

Freehold for sale by informal tender

Building and associated land known as Cherry Tree House,
218 Fifth Avenue, York YO31 0PN

On behalf of NHS Property Services Ltd

- A prominent site, 1.2 miles to the east of York city centre
- Situated in a popular residential location
- Site extends to 0.91 acres (0.36 ha)
- The building has a GIA of 15,696 sq ft (1,458 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 Cherry Tree House at 218 Fifth Avenue, provides an opportunity to acquire development land and an existing building, situated in a popular residential 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 Fifth Avenue, approximately 1.2 miles to the east of the York city centre. The area is characterised by a range of uses, including; housing, community and religious facilities.

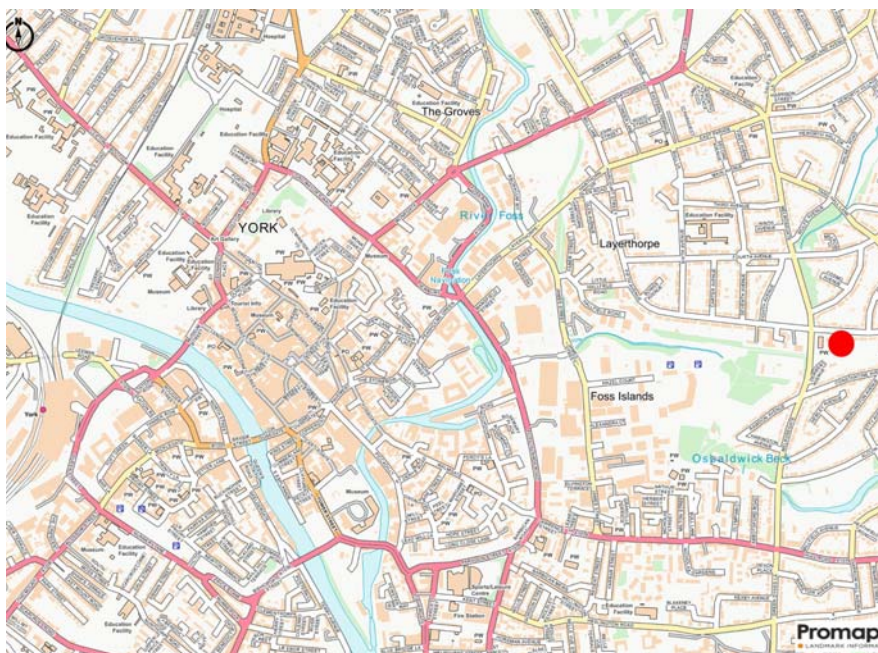
The property benefits from good road connections, being situated 2 miles to the north west of the A64, which forms part of the York Ring Road and connects to the A19 to the south and to the A19 in the north, via the A1237.

York Station is 2.5 miles to the 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 of 0.91 acres (0.36 ha). The building on site is arranged over ground and first floors to provide a GIA of 15,696 sq ft (1,458 sq m) and on site car parking. Although the property is currently occupied, vacant possession can be achieved by May 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 development on the site.

As the property is located within an established residential area and within the settlement boundary of York, the principle of residential development is, in our opinion, 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 'Cherry Tree House' from the home page.

Viewings

Parties can view the property externally from Fifth Avenue. 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 to book an appointment to view please contact:

Dai Powell
0113 280 8098
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