



# BOOTHAM PARK HOSPITAL

YORK, YO30 7BY

## Executive Summary

- Exceptional and landmark development opportunity
- The site comprises 17.85 acres including the Grade I & Grade II Listed Bootham Park Hospital, former estate cottages, Grade II Listed Gate Lodge, additional estate buildings and open parkland
- Full Planning Permission & Listed Building Consent for 172 care apartments dated May 2023
- Located off Bootham, York, close to the historic core of York
- Offers are sought on a conditional and unconditional basis for the whole of the property
- Suitable for a variety of uses such as care, residential, hotel or leisure, subject to the necessary consents
- On behalf of NHS Property Services

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One of York's finest Georgian buildings occupying a site of approximately 17.85 acres, the sale of Bootham Park Hospital presents a unique opportunity to redevelop a historic site within a prime residential location close to York city centre. The site would lend itself to a range of development scenarios including care, residential, hotel or leisure uses, subject to the necessary consents.

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ORIGINAL HOSPITAL FACADE AND PARKLAND. GRADE I LISTED, 1772 - 1777.







## Site Location

Bootham Park Hospital is located on the A19, known as Bootham, to the north west of Bootham Bar and the historic core of York. The site is adjacent to The York Hospital to the north and Bootham School to the east. York Railway Station is half a mile to the south west and the Scarborough railway line runs along the north west boundary of the site. The site is within the vicinity of the historic St Peter's School, Kings Manor and the Yorkshire Museum and gardens. Views towards York Minster can be seen from the grounds of the site and the property is approximately 0.25 miles from the heart of York city centre.

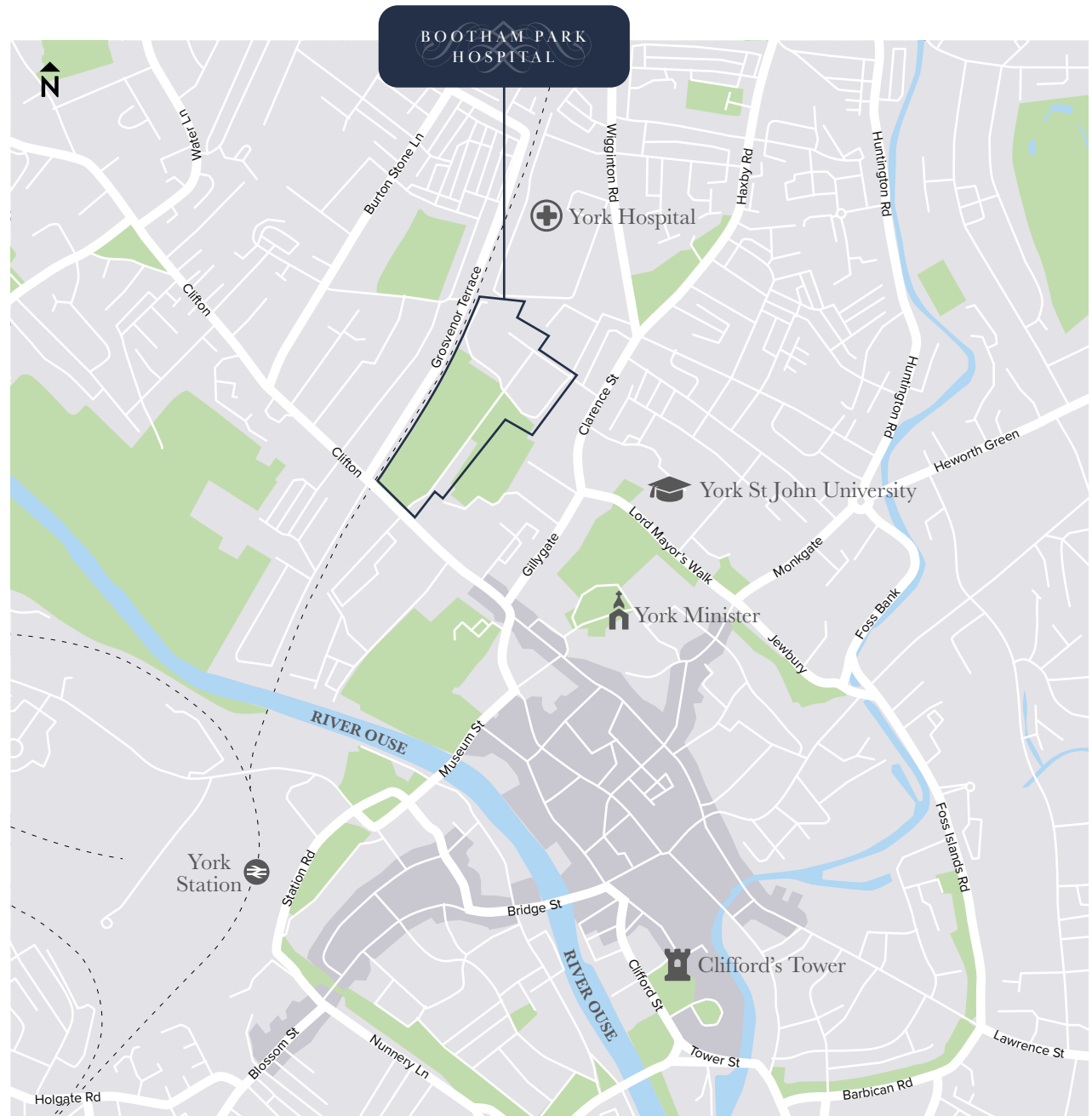
The current vehicular access to Bootham Park Hospital is from Bootham to the south and Clarence Street to the north east. An additional pedestrian access point is via by a footbridge that runs from Grosvenor Terrace over the Scarborough railway line.

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The property benefits from proximity to the full range of York City Centre's services and amenities, providing excellent rail, pedestrian, cycle and road access. York offers a good range of retail and leisure facilities and is a popular tourist destination.

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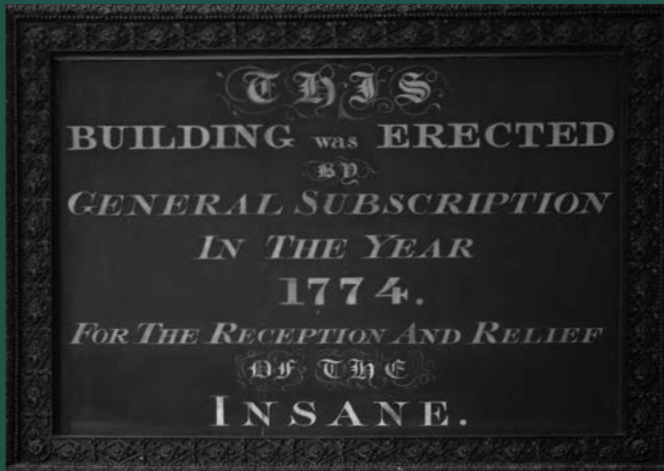
The A1036 and A19 leads to the A64 bypass on the south side of York which in turn gives good access to the A1 at Bramham. York railway station is situated on the East Coast main line with journey times of around 2 hours to London. The train station is popular with commuters, residents and tourists alike. 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.



## Heritage

Dating from 1777, Bootham Park Hospital was only the fifth public asylum to be founded in England. The building was originally known as York Lunatic Asylum and is a notable example of York's renowned local philanthropic character with the money for its construction being raised through public subscription.

The Board Room contains the subscription lists, which record the names of benefactors, including landed country gentry and illustrious city notables, but also ordinary citizens of York. The aspiration was to create a lunatic asylum to prevent the mentally ill from being placed in unsuitable institutions like prisons.



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The renowned and celebrated architect of the day, John Carr, was appointed on the ambitious project. The design is in the manner of a grand country house, reflecting John Carr's extensive experience in designing large Palladian country houses, including Harewood House, Tabley Hall and Basildon Park. With its applied Tuscan columns, pediment and fashionable Venetian windows, it was reportedly covered in the press at the time as 'an elegant and expensive affair'.

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Services and usage of the site evolved with advances in mental health care through the 19th and 20th centuries with a wide range of notable additions. The name of York Lunatic Asylum was changed to Bootham Park Hospital in 1904. The long north-east range was built for female patients in 1817 to designs by the York-based architects Charles Watson and James Pigott Pritchett. In 1886 the buildings were extensively refurbished internally with the addition of a link block by Fisher and Hepper of York. In 1908 a further extension was added for affluent female patients by Alfred Creer of York. Much of the site's railings, gates and gateways are Grade II Listed, forming a key part of the heritage and striking appearance of the site.

Heritage specialists Purcell have undertaken a comprehensive historic buildings appraisal, which is available to interested parties on our dedicated dataroom. There is also further information available, including the full documentation of the various Listings, on Historic England's website:

<https://historicengland.org.uk/listing/the-list/list-entry/1259396>





ORIGINAL HOSPITAL BUILDING, GRADE I LISTED. OPENED FOR PATIENTS IN 1777.



## Description

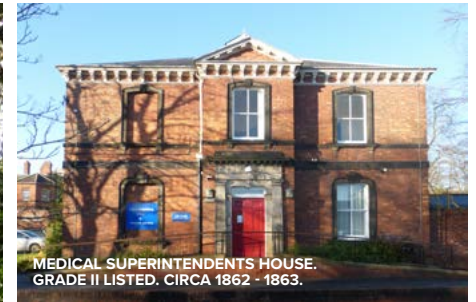
Bootham Park Hospital occupies a total site area of approximately 17.85 acres, with extensive open grounds extending to around 10 acres to the south, between the hospital and Bootham. This open space can be identified in the York Central Historic Core Conservation Area appraisal as being a significant feature of the Bootham Park Hospital character area. Within the site to the east are additional green spaces surrounding the Chapel and adjacent to the site Bootham School has a large playing field.

The principal hospital buildings on site are Grade I & Grade II Listed and include a complex group of structures of various states and styles. The three storey frontage of the original 1777 structure is by the celebrated architect John Carr and is Grade I Listed. To the rear of this building a T plan range dates to the late 18th and 19th centuries with various modern additions. The principal floor area of the main hospital comprises a gross floor area of approximately 93,496 sq ft (8,686 sq m).

Within the grounds there are various buildings of note including the former estate cottages which comprise a cluster of properties along The Avenue in the region of 7,395 sq ft GIA (687 sq m) and forms the boundary with Bootham School. To the entrance of the site, on Bootham, there is a Grade II listed gate lodge that dates from 1857 that was previously used as administration space, which comprises approximately 1,496 sq ft GIA (139 sq m). There is a Grade II listed Chapel that was constructed in 1865 that was converted in 1989 to offices and is still in this use. The NHS shall retain a long leasehold on the chapel, with exact agreements to be finalised with the successful party.

## Floor Areas

Building	Listing	Gross Sq Ft	Gross Sq M
Bootham Park Hospital	Grade I & Grade II	93,496	8,686
Former Estate Cottages	N/A	7,395	687
Gate Lodge	Grade II	1,496	139
Total		102,387	9,512





## Existing Planning & Conservation Area Context

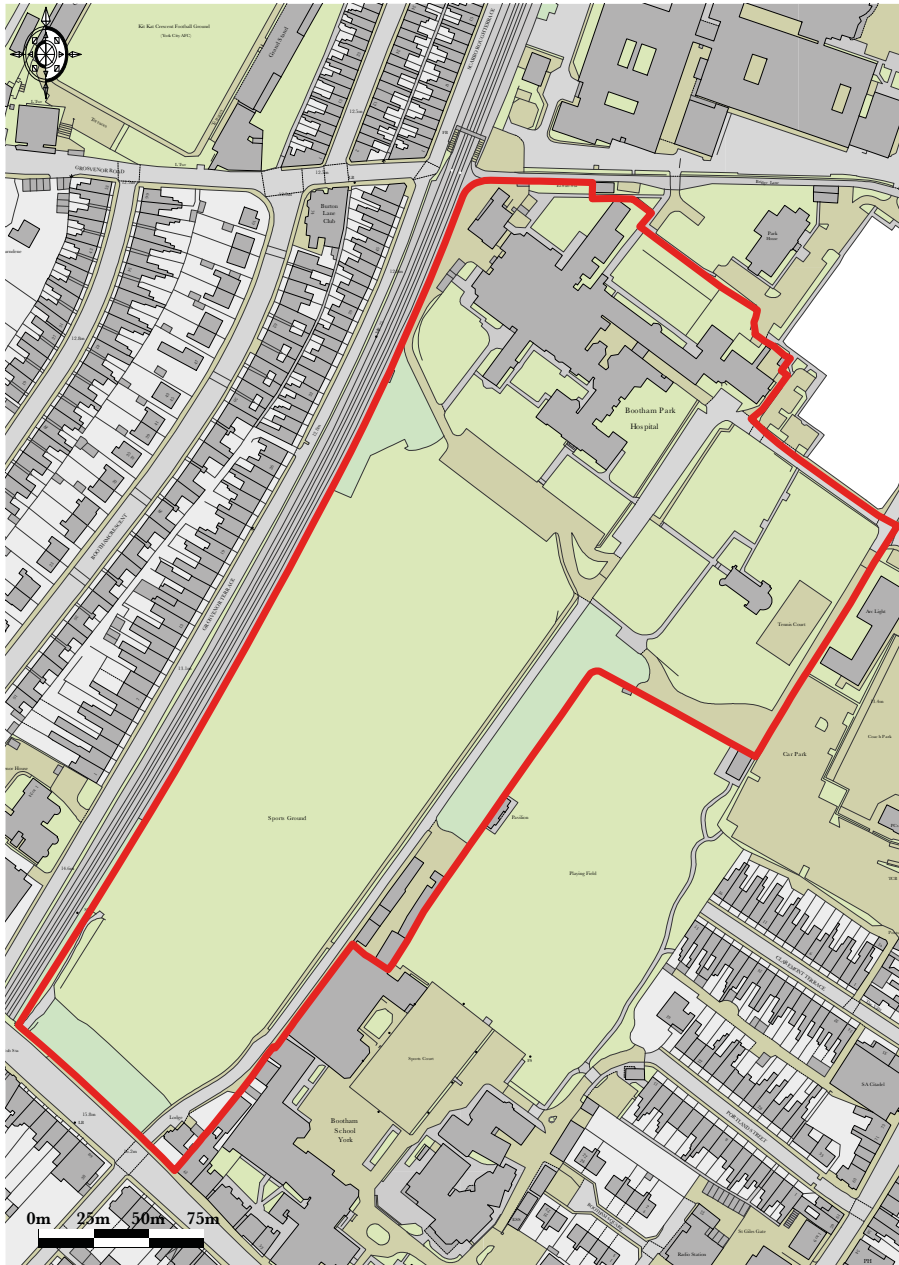
In terms of planning classification, the present use class of Bootham Park Hospital falls within classification C2 – Residential Institutions. Other uses within this classification include residential care homes, hospitals, nursing homes, boarding schools and residential. Given the accommodation and site area included, the opportunity would lend itself for the development into a variety of uses such as care, residential, hotel or leisure use, subject to the necessary consents.

Bootham Park Hospital lies within Bootham Park Character Area, a dedicated Character Area within the York Central Historic Core Conservation Area. Conservation forms a central strategy of The City of York Council in maintaining York as a leading city in the UK. In particular, conservation draws significant numbers of

visitors to the city and the quality of York's streets and spaces is recognised as vitally important in continuing to attract people and businesses and encouraging them to stay. In that regard, the redevelopment of Bootham Park Hospital presents an exciting and unique opportunity to create a landmark site within the central historic core.

The City of York Council's advice with regards to Tree Preservation Orders (TPO's) is that in a Conservation Area, all trees should be regarded as protected and any proposed alterations would necessitate specific further discussions with the council. Further information is available at:

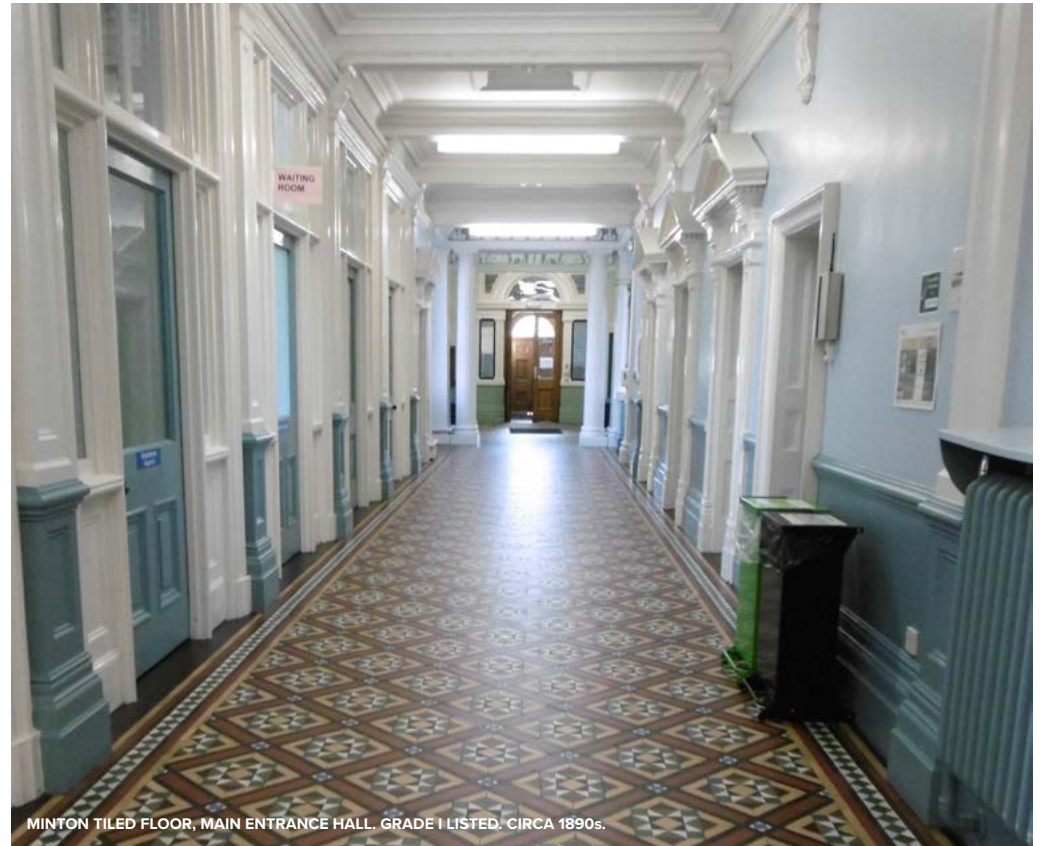
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## Full Planning Permission 2023 - Summary

The site has the benefit of a Planning Permission and Listed Building Consent, dated May 2023 (Ref: 21/02108/FULM). There is a full documentation of the approved permission on the dataroom, however it can be summarised as follows:

The planning permission allows for the change of use, demolition and erection of new buildings to create residential care community with 172no. residential units and communal areas, creation of public open space, sports pitches, public right of way and associated infrastructure. As part of this planning permission, the site also has the benefit of Listed Building Consent. Under reference 21/02109/LBC, the Listed Building Consent covers the demolition, including Pauper Wings and curtilage buildings, internal and external alterations and new buildings in association with change of use to residential care community.

Both applications were validated on the 17th September 2021 and were taken to Planning Committee on the 2nd February 2023 where the committee sought to approve the application. The planning committee found that the public benefits of the proposed new uses for the site weighed in favour of the scheme, which included bringing a complex of listed buildings back into use, and the enhancement to the existing landscape in terms of its recreational value and provision of public access.

### The key planning permission considerations are as follows:

- 172 no. extra care residential units with 24-hour care for people aged 60+ (refer to draft condition 26 for restrictions on occupancy);
- Provision of a range of communal facilities for residents;
- Creation of public open space, including sports pitches;
- Re use of the Grade, I listed building;
- Demolition of Grade II listed structures on the west side of the site (known as Pauper Wings);
- New build to the west and north of the retained buildings;
- The conversion of the heritage assets;
- New main entrance and café open to the public;
- Accommodation with new buildings on three sides of the Grade II listed chapel;
- Demolition of the estate cottages and replaced with 3 storey accommodation; and
- Conversion of the Gatehouse to residential.





## Approved Accommodation

The proposal is for the following mix of extra care units:

No. of Bedrooms	No. of Units
1	31
2	124
3	17
<b>Total</b>	<b>172</b>

## Affordable Housing

Due to the nature of the proposed extra care units the proposals do not fall within use class C3 and therefore in line with DLP 2018 policy H9 the proposals do not trigger the requirement to deliver affordable housing.

## Open Space

Bootham Park Hospital site contains approximately 3 hectares of open space. The approved planning gives some rights for the public to access open space across the Site. As detailed within the Landscaping Scheme, which supported the application, sports pitches are to be provided. There will also be various seating and relaxation points and the creation of a new circular walk around the open space approximately 700m through existing and new planting. Improved and formalised pedestrian and cyclist routes through the site are proposed. Outdoor seating areas with landscaped courtyard gardens and terraces. The landing area for air ambulance is retained.









## Technical Information

All planning and technical information, including measured floor plans and a range of historical building appraisals are available to interested parties through a data room via our dedicated website:

<https://sites.savills.com/boothamparkhospital/>

## 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.

## Tenure

The site is held freehold. The Chapel building and surrounding area is to be excluded from the sale.

## Offers

We are seeking offers on a conditional and unconditional basis for the whole of the property. Offers are to be submitted to 'Matthew Jones' addressed to the 'Development Department, Savills, Ground Floor, City Point, 29 King Street, Leeds, LS1 2HL' / [mjones@savills.com](mailto:mjones@savills.com).

## VAT

The vendor reserves the right to charge VAT.

## Viewing

Viewing of the site is strictly by appointment only.

## Contact

Should you wish to make an appointment to view the site, please contact:

**Matthew Jones**  
[mjones@savills.com](mailto:mjones@savills.com)  
07812 965 484

**Joshua Franklin**  
[jfranklin@savills.com](mailto:jfranklin@savills.com)  
07807 999 923

On behalf of:



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