



For Sale

Office / Development

North Yorkshire House and Former Bank, (442 and 452) Scalby Road, Scarborough, YO12 6EE



“...this is an excellent seaside town with plentiful potential.”

Site Descriptions

The site is comprised of two parcels, each with its own respective built structure within.

Plot 1 - The former council offices, known as North Yorkshire House (NYH), is an 'L'-shaped DDA compliant building set out across basement, ground and first floors providing a fantastic opportunity for the purchaser to develop a care/assisted living or residential scheme STPP. The building was refurbished in 2016 with traditional cavity brick wall elevation construction under pitched, hipped and gabled tile roof with double glazing throughout. The site of the building equates to 0.86 acres (0.35 ha) with the tarmac-surfaced car park providing some 68 lined spaces with an additional 4 disabled access spaces. In 2016 with traditional cavity brick wall elevation construction under pitched, hipped and gabled tile roof with double glazing throughout. The site of the building equates to 0.86 acres (0.35 ha) with the tarmac-surfaced car park providing some 68 lined spaces with an additional 4 disabled access spaces.

Plot 2 - The northernmost property is that of the Former Bank Building which is a smaller building of brickwork and timber clad construction under flat roof. The property was previously owned by Barclays Bank and has since been occupied by travel agents. The car park to the rear appears to have been constructed in 1989 according to planning history records. The site extends to approximately 0.14 acres (0.057 ha).

The NYH and Former Bank are currently vacant.

To the north of North Yorkshire House is the Newby & Scalby Library which sits between the aforementioned property and the Former Bank Building. The property is **excluded** from this transaction.

NB. The parcels are available together or separately and you are able to designate your option within the tender documentation.

Floor Areas (GIA)

Space	Sq.m	Sq.ft
NYH	1,865	20,079
Former Bank	39	414
Total	1,904	20,493



Site Area

0.86 acre (NYH) | 0.14 acre (FB)
1.0 acre (NYH and Former Bank)



Business Rates (RV)

NYH: £105,000
Former Bank: £10,000 (NIL)

Total rateable value: **£105,000.**

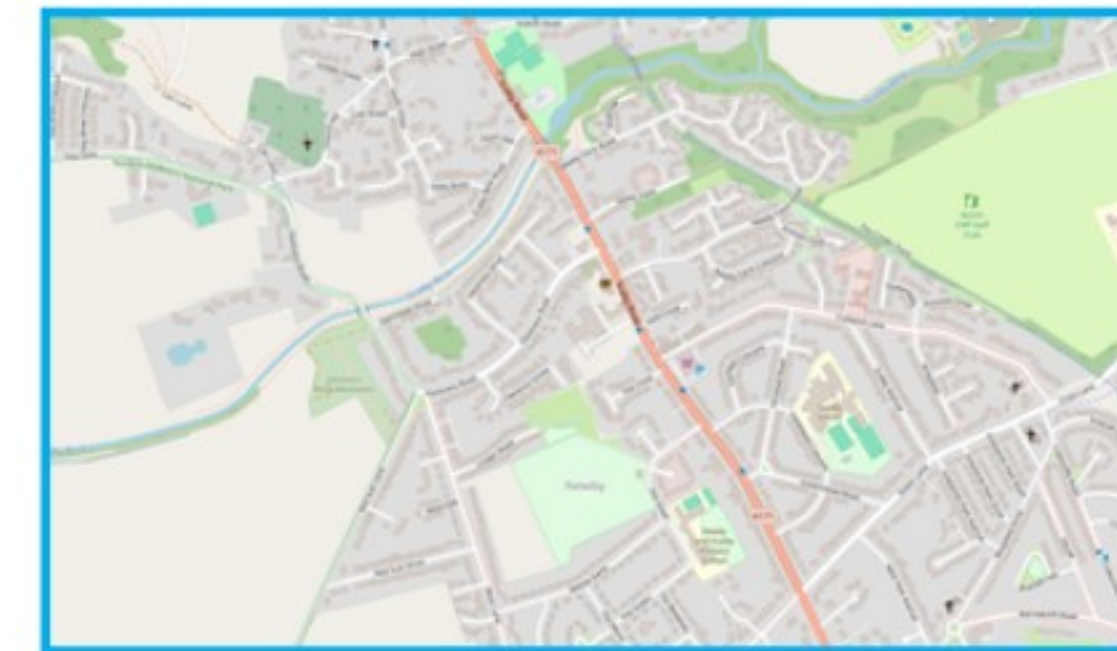
EPC

NYH: 72C until 14 September 2024
Former Bank: 94D until 02 May 2033

Site Location

The site is located within the popular coastal town of Scarborough in East Yorkshire, 46 miles (74km) north of Hull, 19.3 miles (31.06 km) south of Whitby and 39.1 miles (62.93 km) east of York. Boasting a population within the 2021 census of circa 108,700.

Situated circa 2.5 miles (4.02 km) north west of Scarborough town centre, the sites are directly accessed via the A171 Scalby Road (Adopted Highway) which leads to the A64 towards York through Malton. The A171 runs north to Middlesbrough and the A170 provides access via Pickering and Thirsk to Ripon and Harrogate (A61).



Travel

Busses 10, S115 and X93 MAX run from Keld Close beside the site entrance.

Scarborough Train Station is located within the town centre providing Northern trains (NT) and TransPennine Express (TPE) routes making York a circa 50 minute journey and Sheffield a 2 hours 51 minute journey.

Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)

Offer & Procedure

Align Chartered Surveyors are inviting offers by way of informal tender with submissions to be made no later than 1pm on Friday 28th June 2024. A pack containing additional information and offer forms is available from Align upon request.

The envelope should have no other name or mark (e.g. franking marks) indicating the identity of the sender. Within the offer documentation there will be an option to indicate whether your offer encompasses both plots or NYH only, please ensure you identify this accurately.

Viewing

All viewings are to be arranged by contacting one of the agents below:

Daniel.Clinch@alignpropertypartners.co.uk
Josh.Wraight@alignpropertypartners.co.uk

Legal Costs

The successful purchaser will be responsible for the Council's legal costs and surveyor fees incurred in this transaction.



NORTH YORKSHIRE HOUSE
BASEMENT
6131



(not to scale)

