

The Old Boat House

York



Jackson-Stops
& Staff



A once in a lifetime opportunity to acquire one of the last remaining potential development sites overlooking the River Ouse and within the heart of the historic city of York.

Guide Price: Offers over £600,000

People **Property** Places

The Old Boat House

Almery Terrace, York, YO30 7DL

The Property

As the names suggests, this is the former Boat House for York City Rowing Club before they moved to their existing site next to Lendal Bridge. Now no longer suitable for purpose, the Rowing Club has decided to dispose of this valuable asset to reinvest and improve their existing facilities. The property is a brick built single storey detached dwelling, which enjoys substantial river frontage overlooking the River Ouse as well as vehicular access from Almery Terrace. The site in total extends to approximately 0.17 of an acre.

Location

The property enjoys a fantastic position overlooking the River Ouse and adjoining St Peter's School playing fields, as well as forming the entrance to the city centre by river from the west. Its prominent yet central position within the heart of the city means there is quick and easy access on foot along the riverside into the city centre, which is well known for its superb range individual shops, restaurants, theatres and other amenities. There is also access on foot across Scarborough Railway Bridge to York Railway Station which is just a few minutes away and provides rail services nationwide.

Planning History and Potential Development

This potential development site is offered for sale on an unconditional basis so any purchaser should satisfy themselves on the potential planning and change of use prior to submitting their offer although the offer must not be conditional upon the granting of satisfactory planning permission.

However, enquiries have been made with the City of York Council by way of a Pre-Planning Application which sought to demolish the existing Boat House and replace it with one or more new dwellings. No drawings were submitted with the Pre-Planning Application however, since then some sketch drawings have been created which show the potential for a landmark single dwelling of approximately 2450 square feet, three town houses totalling 4005 square feet or six apartments which show accommodation of 4586 square feet, plus the ground floor parking/utility area.

Copies of these sketches are attached to the brochure and it should be made clear that the Local Planning Authority has not been consulted for their opinion on these proposed options.

The response from the Local Authority to the Pre-Planning Application was that they supported residential development of the site in principal subject to various restrictions as well as satisfying the Environment Agency regarding flooding. A letter was also received from the Environment Agency which, subject to removing the current floodgates and modifying the existing flood defence to improve the "passive" flood defence then this would provide betterment in terms of flood risk and would be supported by the Environment Agency. Copies of the Pre-Application together with general correspondence, as well as the letter from the Environment Agency and electronic copies of the design sketches, are available from the selling agents by request.

Method of Sale

We are offering The Old Boat House for sale by Private Treaty on the basis that the successful purchaser will make whatever enquiries they feel appropriate prior to submitting their offer although an offer conditional upon satisfactory planning permission will not be considered. If sufficient interest is forthcoming, then it is likely that we will invite best and final offers by a closing date which is yet to be agreed.

Once the sale has been agreed, it will be expected that the purchaser would move to a swift exchange of contacts within 28 days of receipt of contact documentation from the vendor's solicitor with completion to follow soon after.

Directions

From our office on High Petergate, head out of York on to Bootham and just after crossing the railway line, turn left onto Bootham Terrace continuing to the bottom of the road where Almery Terrace runs alongside the river. The entrance to The Old Boat House will be found on the corner of Almery Terrace and Sycamore Terrace. Alternatively, from the Museum Gardens proceed along the riverside passing under Scarborough Railway Bridge and Almery Terrace will be seen on your right hand side where The Boat House is at the end.

Property Information

Local Authority: City of York Council
01904 551 550

Method of Sale: The property is offered for sale by private treaty, but we reserve the right to conclude the sale by any other means.

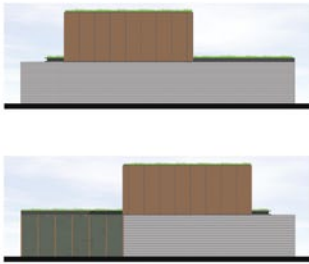
Viewing: Strictly with appointment with the agents, 01904 625 033



Single unit proposal



FLOOR PLANS



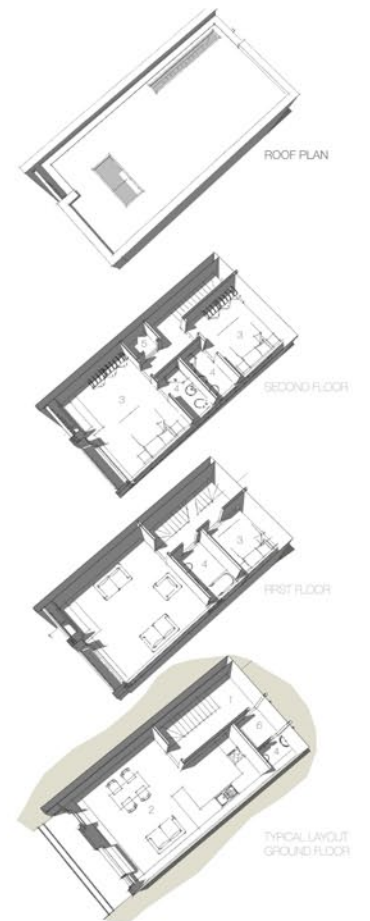
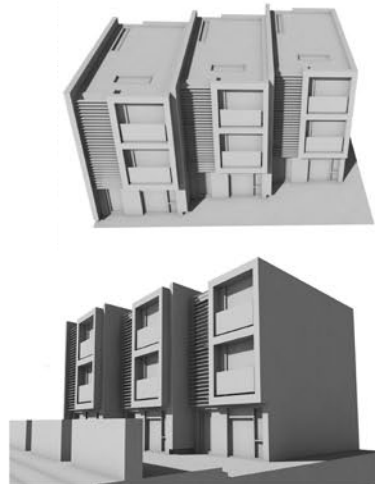
ELEVATIONS



SITE PLAN



Town house proposal



Apartment proposal



**Jackson-Stops
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FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



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