



59/61 HESLINGTON LANE YORK. YO10 4HN

Formerly the Alfreda Guest House which offered 12 En-Suite Bedrooms, Private and Guest Lounge, Laundry, excellent parking facilities and double garage with extensive grounds. Within a popular residential area south of York City Centre just off the main A19 York – Selby road. The main building is offered for sale on a freehold basis with the benefit of full planning consent (subject to conditions) for conversion to 4 dwellings (each approx. 1571 sq.ft.) on a reduced site area. Obvious potential exists for conversion to a single or two dwellings (subject to planning).

FOR SALE - GUIDE PRICE: £750,000
WHOLE SITE FOR SALE – GUIDE PRICE: £850,000



GENERAL DESCRIPTIONS

DESCRIPTION: With a recently granted full planning consent (subject to conditions) on a reduced site area, a substantial former 12 bedroom Guest House situated with an extremely popular residential area. The main A19 York – Selby road is only a short distance away and is where local shops (including a Post Office and Chemist), a Doctor's Surgery and Public Houses are located. Fulford's main schools are also in close proximity. Basic floor layouts have been included with these details, together with a site plan and location map. The Owner will consider offers for the reduced site area which benefits from the planning consent for conversion to 4 units or for the whole site.

The Owner of the property commissioned in September 2008 a structural report from John Dossor and Partners Ltd. of York. The report is available for inspection at the Agent's office by appointment.

LOCATION:



As can be seen from the above O.S. extract the property is situated to the south of the City Centre. Heslington Lane forms a link between Fulford and Heslington where

York University is situated. Fulford Golf Course lies between Heslington and Fulford villages.

SERVICES:

The property utilised mains water, electricity and gas when in use. Drainage is to mains sewer. Gas has since been disconnected.

PLANNING:

The property is felt to offer potential for alternative residential use. The Owners have recently gained full consent (subject to conditions) for conversion to 4 residential units each of approximately 1,571 sq.ft. (145.94 sq.m.)* on a reduced site area. Potential is also felt to exist for conversion to a single or 2 dwellings (subject to consent). A copy of the planning is available for inspection at the Agent's office or on City of York Council's website. *Area supplied by Owner's Architects.

The Local Planning Authority is:

City of York Council
9 St. Leonard's Place
York
YO1 7ET
Tel: 01904 613161

The property is not a Listed Building, but is situated in the Fulford Conservation Area.

ACCOMMODATION:

Layout of existing accommodation is shown for general guidance only on the enclosed layout plan kindly supplied by the Owner's Architect. Approximate Gross External Areas are:

Ground Floor:	2,487 sq.ft.	(231.04 sq.m.)
First Floor:	2,234 sq.ft.	(207.54 sq.m.)
Attic:	725 sq.ft.	(67.35 sq.m.)

Please note that the attic floor calculation assumes the existence of a main wall of normal thickness. Part of the attic floor remains a roof void area. The ground floor calculation does not include the four externally accessible buildings within the rear addition.

VIEWING:

The site can be inspected only by personal visit accompanied by a copy of the Selling Agents particulars.

*** PLEASE TAKE EXTREME CARE WHEN WALKING AROUND THE SITE AS VEGETATION IS OVERGROWN AND WHEN INSPECTING INTERNALLY**

ENTIRE SITE PHOTOGRAPHS
59/61 HESLINGTON LANE, YORK



Front Garden



Rear Elevation



Double Garage



Rear Amenity Area

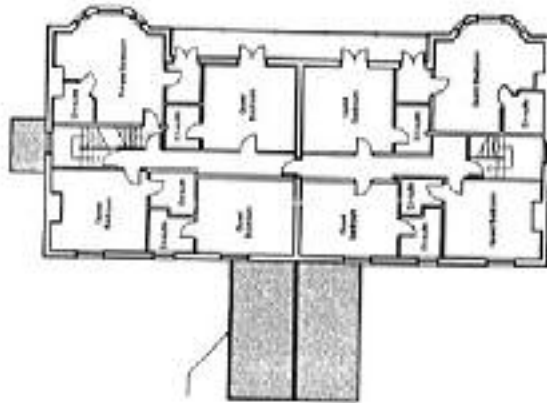
APPENDICES

- I** **FLOOR LAYOUT PLANS
FOR IDENTIFICATION PURPOSES ONLY**
- II** **SITE PLAN
FOR IDENTIFICATION PURPOSES ONLY**
- III** **O.S. EXTRACT**

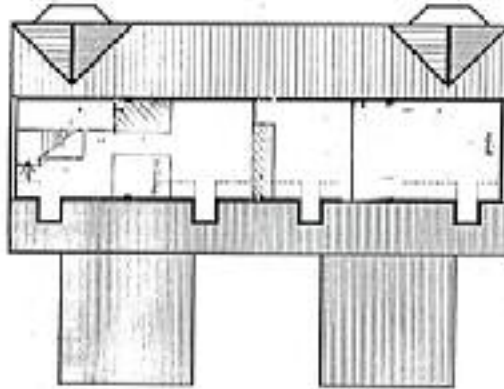
LAYOUTS INCLUDED PURELY FOR
IDENTIFICATION PURPOSES ONLY - INTERESTED
PARTIES MUST RELY ON THEIR OWN SURVEY



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



ATTIC LAYOUT

REPRODUCED BY KIND PERMISSION OF DAVID CHAPMAN ASSOCIATES
(ARCHITECTS), GARTH MEWS, SIM BALK LANE, BISHOPSTORPE, YORK.
TEL: 01904 700941 - FAX: 01904 700942

NOT TO SCALE





LOCATION MAP: The Former Alfreda Guest House, Heslington Lane,
Fulford, York.

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York. YO10 4 PN

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IMPORTANT NOTICE

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