

FOR SALE

Former Selby Police Station Site

Development Opportunity (STP) at Portholme Road, Selby
North Yorkshire, YO8 4QQ

FOR SALE VIA INFORMAL TENDER - 1.5 acres (0.61 hectares)



- Prominent Central Location
- Nearby Retail and Housing
- Roadside Frontage
- Suitable to a Variety of Uses
- Freehold

Bruton Knowles LLP
4100 Park Approach, Thorpe Park, Leeds, LS15 8GB



Former Selby Police Station Site

LOCATION

The property occupies an excellent town centre location facing onto the busy Portholme Road, positioned near Tescos, Morrisons and the former Civic Centre. This area benefits from outstanding access to Selby's retail offering and is in the densely populated heart of the town.

DESCRIPTION

The property comprises a 1.5 acre site, broadly square in proportions, containing a large car park to the front, alongside a collection of buildings previously used as a police station which are arranged as office space to the front with storage, holding cells and a garage block to the rear. The primary structure is a two-storey detached building of circa 1960s construction with brick elevations. The south east corner of the site comprises a large open area of grass land backing onto a nearby housing estate. The property is well suited to either the retention of the office building subject to change of use, or redevelopment of the entire site (STP), where it would be well suited to a vast array of new uses due to its excellent central location and practical site configuration.

ACCOMMODATION

	Sq ft	Sq m
Ground floor	10,372	963.6
First floor	3,994	371.1
Total (NIA Approx.)	14,367	1,334.7

SITE PLAN AND BOUNDARIES

The boundaries are assumed to be correct. All plans have been provided for guidance only and no guarantee or warranty as to their accuracy is given or implied.

RATES

The Valuation Office Agency has entered the property into the 2017 list with a rateable value of £56,500. Interested parties should rely on their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Operational Rating of class C (57). A copy of the EPC can be emailed on request.

SERVICES

We understand that the property is connected to mains electric, water and drainage but have not carried out any tests in this regards.

TENURE

Offers are invited for the Freehold interest with full vacant possession throughout.

PLANNING

We understand the property currently has sui generis use under the Town and Country Planning Act (Use Classes Order) 1987. However, the property would be suitable for a variety of commercial, residential, public sector and leisure uses subject to obtaining the relevant consents. Any purchaser will be responsible for carrying out their own planning searches. The local planning authority is Selby District Council Civic Centre, Doncaster Road, Selby, North Yorkshire, YO8 9FT.

INFORMATION PACK

An information pack containing Asbestos reports, Energy Performance Certificate, floor plans, site plan, and an Abstract of Title are available by email upon request.

VIEWINGS – OPEN DAYS

The following viewing dates are available:

- Monday 16th September 8:30 – 11:00
- Tuesday 1st October 15:00 – 18:00

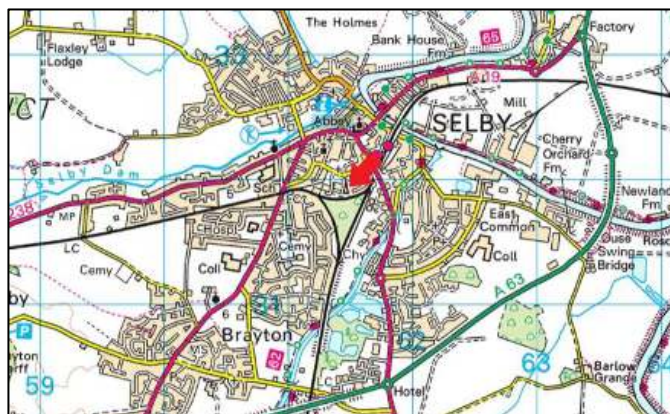
All viewings are to be made by appointment with the sole agent: Bruton Knowles, 4100 Park Approach, Thorpe Park, Century Way, Leeds, LS15 8GB.

METHOD OF SALE

The freehold interest is offered for sale on the basis of informal tender. Offers are invited by email or by post and must include details of prospective purchaser's ability to proceed and financial position. The closing date for offers is Monday 14th October 2019. Tenders are to be submitted by completing the Form of Informal Tender which is available on request with the information pack, and must be received on or before **17:30 on 14th October 2019**.

PRICE

Guide Price available on application.



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