

**FOR SALE**

**Rare Commercial / Residential Freehold opportunity**

Site potentially suitable for redevelopment – Subject to Planning

**Carter Jonas**

**Dalton Terrace, York, YO24 4DD**



The Cottage – 1,416 sq ft (131.54 sq m)

The Parish Hall – 7,265 sq ft (674.99 sq m)

Total site area – 0.28 acres





Indicative purposes only

Dalton Terrace, York, YO24 4DD



## LOCATION

The property is located on Dalton Terrace in the city of York and currently forms part of The Mount School. The property is situated in a predominantly residential area which lies approximately 0.9 miles to the southwest of York city centre and 0.6 miles from York train station.

Dalton Terrace is a well-used road which connects the Mount (A1036) to the south with Holgate Road (A59) to the north of the property.

Directly opposite the property is English Martyrs RC Church with a number of dwellings, mainly flats located adjacent to the church.



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## DESCRIPTION

The site comprises a Grade II Listed cottage and a former Parish Hall, all located within the grounds of The Mount School.

The Cottage is a Grade II listed, four-bedroom detached property, extending to approximately 1,416 sq ft. The ground floor features an open-plan kitchen/ dining area, a separate WC, and a spacious living area. The first floor comprises four bedrooms, all serviced by a family bathroom. The property would benefit from cosmetic refurbishment.

The original parish hall is a two storey building of brickwork construction under a pitched slate covered roof with windows being timber sliding sash with single glazing. To the rear of the original structure, there is a more modern two storey extension of brickwork construction which is configured to provide predominantly open plan class room accommodation.

Internally, the layout is primarily open plan with the ground floor used as a children's day nursery and the first floor a dance studio.

Externally, the buildings benefit from a shared courtyard accessed from Dalton Terrace which has the ability to provide off street car parking.

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## TENURE

The site is available for sale either as a whole or as two separate lots to be split between commercial (lot 1) and residential (lot 2).

The ground floor of the original parish hall and modern two storey extension, currently occupied by a nursery / pre-school, would be available with Vacant Possession.

The first floor of the Parish Hall is currently Let to Patricia Veale School of Dance and would also be available with Vacant Possession. For further details on the lease arrangements, please contact the Agents.

## FLOOR AREAS

**The Cottage** - 1,416 sq ft / 131.54 sq m

**The Parish Hall** - 7,265 sq ft / 674.99 sq m

**Total site area** - 0.28 acres



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## SERVICES

The property benefits from all mains services to include Electricity, Water, foul drainage and gas.

## PLANNING

The property is allocated as 'educational establishments' under Policies ED1 & ED5 and is allocated as being in an area of Archaeological Importance and in a Green Infrastructure Corridor.

We understand that the residential cottage benefits from an established residential use and would be classed as C3 – dwelling houses. The commercial has an F1 – learning and non-residential institutions consent however could be suitable for alternate uses Subject to Planning.

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## EPC

The Cottage has an EPC rating of D (60).

The Parish Hall has an EPC rating of E (107).

## VAT

To be assessed. For further details – please contact the agents.

## LEGAL COSTS

Each party to be responsible for the payment of their own legal/professional costs.

## VIEWING

Strictly by appointment with the agents.

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