

An exciting development opportunity in one of York's best residential locations.



Location

Marygate is an attractive street, running from Bootham down to the River Ouse, skirting the ancient City Walls.

Not only is this less than 5 minutes walk from the City Centre but on the other side of the walls are the ruins of St Marys Abbey and the Museum Gardens, by far the most attractive and interesting public space in York. An ideal space to walk, relax and contemplate.

Description

The property is in two lots.

Lot 1, fronting Marygate is the Post Office Club. This is a 3 storey building, dating to around 1860 and constructed in an attractive brick with slate roofs. To the rear of this is a single storey extension. Identified by red outline.

The front section is currently part of the bar area and the rear part is used as a function room. On the first floor is a large kitchen and living accommodation. The second floor attic rooms have been unused for many years.

Lot 1 also includes a sizeable yard area, which currently provides car parking.

Lot 2, is located to the rear of **Lot 1** and comprises a brick built warehouse with a yard to the side. Identified by blue line.

Approximate areas

Lot 1	1,068 sq m
Lot 2	295 sq m

Planning

The building is in a Conservation Area. As far as we can ascertain there is no Listing.

Interested parties should make their own enquiries to the City Of York Council

Tenure

The properties are freehold.

Lot 1 and **Lot 2** are in separate ownerships

Lot 1 is currently subject to a First Registration of the Title. The property is subject to third party rights, details of which are available on request.

Lot 2 has Title Number NYK233199

Services

As far as we are aware all mains services are available but interested parties should make their own enquiries to the relevant Utilities.

Method of sale

Sealed offers should be submitted by 12.00 Noon on Thursday the 22nd June 2017.

Individual offers should be submitted for **Lot 1** and **Lot 2**. Combined offers will not be considered.

A 10% deposit will be payable on exchange of contracts.

Offers are invited on a conditional or unconditional basis and must include the following information;

- The name and address of the party making the offer.
- The name and address of the solicitors acting in respect of a purchase.
- Proof of funding

Conditional offers should be accompanied with the following information;

- The proposed use of the site
- An indicative scheme
- A proposed timetable for the submission of a planning application and time required to obtain planning consent.
- Detail any conditions, other than planning, to which the offer is subject.

The vendors reserve the right not to accept any offers.

Further Information and Viewing

Contact John Burley, 07949 154881, jburley@briggsburley.co.uk

Plans may be purchased in CAD format. Further information is available on request.

To view please contact us to arrange a date and time.



Chartered Surveyors and Commercial Property Consultants
Regulated by RICS
John Burley BSc, MRICS, Dip Business Management and Marketing
www.briggsburley.co.uk







NOTES	
LEVEL DATUM.....	OS ORTHOMETRIC HTS
GRID ORIENTATION.....	OSGR36

POST OFFICE CLUB SOUTH WEST FACING ELEVATION

SOUTH EAST FACING ELEVATION

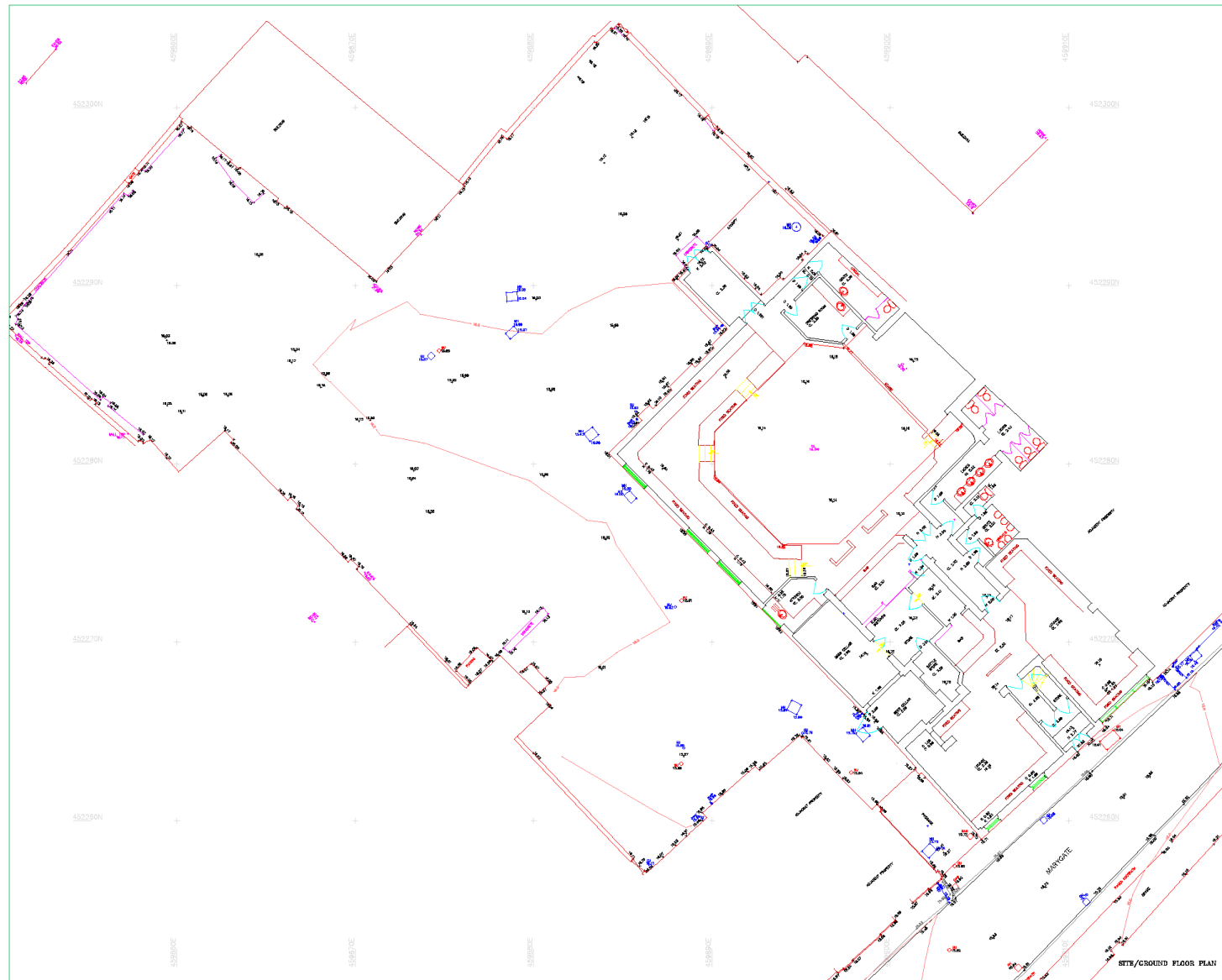
NORTH WEST FACING ELEVATION

REVISIONS	
Date	Details


Landmark Surveys (UK) Ltd
 148 ROYSTON ROAD
 CLIMPTON
 BRANISLEY
 YORK YO20 1JG
 TEL: 01904 654438
 FAX: 01904 654439
 E-MAIL: mark.landmark@btinternet.com

Client	POST OFFICE CLUB		
Site	POST OFFICE CLUB NAVIGATE, YORK		
Scale	1 : 100	Date	MARCH 2017
Drawn by	M.S.DIMONTE	Surveyed by	M.S.D. S.P.
Checked by		Plan ref.	IND001E

ELEVATIONS



NOTES

LEVEL DATUM.....OS ORTHOMETRIC HTS
CRD ORIENTATION.....OSGB36

ABBREVIATIONS

D 1.98DOOR HEIGHT
C/L 2.02FLOOR TO CEILING
B/O 2.02FLOOR TO BEAM OVER
C 0.50FLOOR TO CILL
H 0.50CILL TO HEAD
97.89SPOT LEVEL
97.89U/S BEAM LEVEL
97.88SOFFIT LEVEL

NORTH

All critical dimensions to be checked on site prior to fabrications. Please report any discrepancies. If in doubt, ask.

REVISIONS

Date	Details

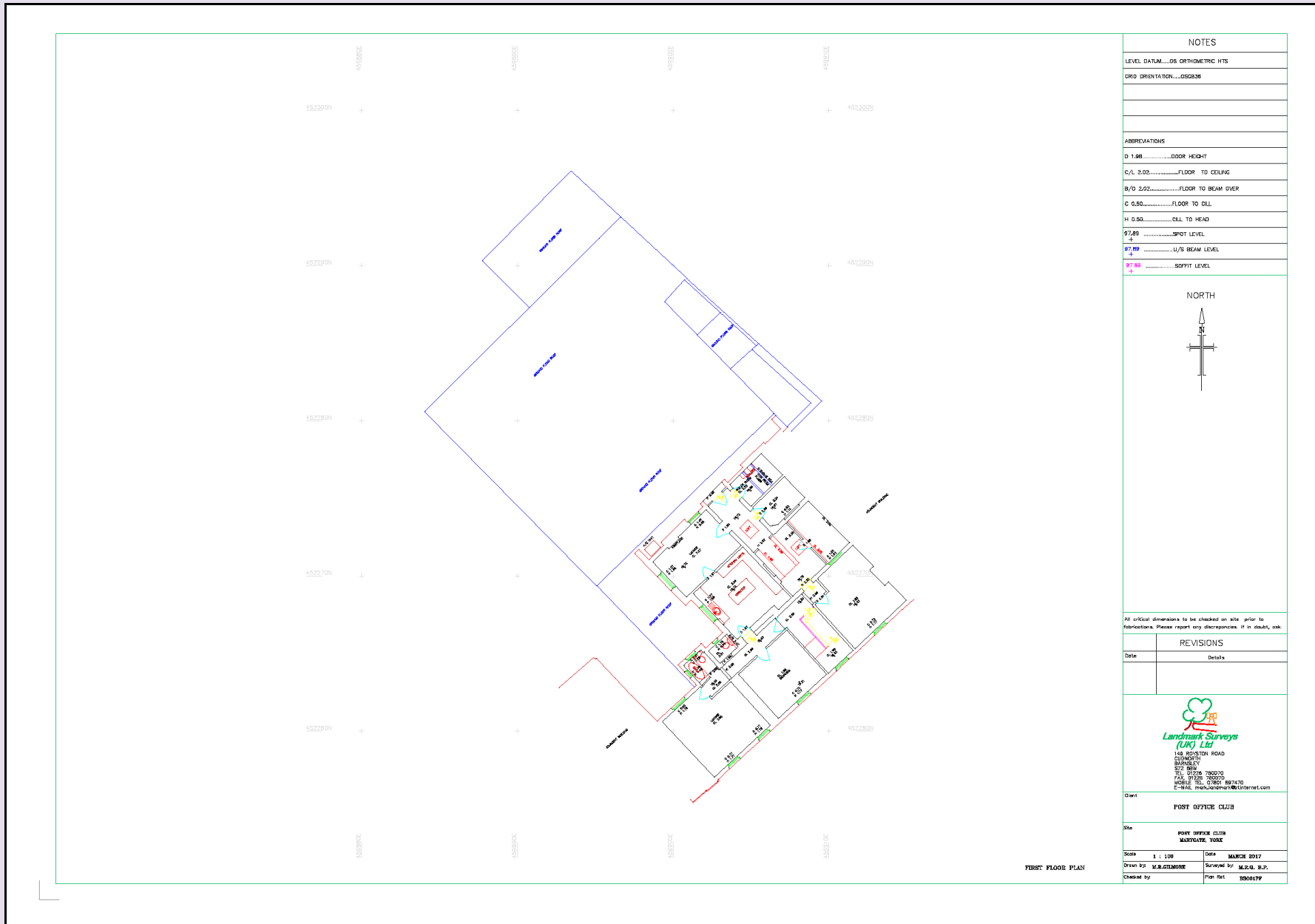
Landmark Surveys (UK) Ltd
148 ROYSTON ROAD
CLAYDON
BRIMLEY
LE19 1BB
TEL 01529 788270
FAX 01529 788270
MOBILE TEL 07801 887470
E-MAIL mark.sanderson@btinternet.com

Client: **POST OFFICE CLUB**

Site: **POST OFFICE CLUB
MAYGATE, YORK**

Scale: 1 : 100 Date: MARCH 2017
Drawn by: M.B.SIAMONE Surveyed by: M.R.U. R.J.P.
Checked by: Plan Ref: 180815P

SITE/GROUND FLOOR PLAN



NOTES

LEVEL DATUM.....OS ORTHOMETRIC HTS

GRID ORIENTATION.....OSGB36

ABBREVIATIONS

D 1.98DOOR HEIGHT

C/L 2.02FLOOR TO CEILING

B/O 2.02FLOOR TO BEAM OVER

C 0.30FLOOR TO CILL

H 0.90CELL TO HEAD

97.49SPOT LEVEL

+U/S BEAM LEVEL

97.89SOFFIT LEVEL

NORTH

All critical dimensions to be checked on site prior to fabrications. Please report any discrepancies. If in doubt, ask.

REVISIONS

Date	Details

Landmark Surveys (UK) Ltd

145 HAYSTON ROAD
SUNNINGWELL
SURREY
S17 8BN
TEL: 01256 780070
FAX: 01256 780000
MOBILE: TEL: 07801 897470
E-MAIL: mark@landmark145.co.uk

Client

POST OFFICE CLJB

Site

POST OFFICE CLUB
CASTLEGATE, YORK

Scale 1 : 100 **Date** MARCH 2017

Drawn by M.B. GILMOR **Surveyed by** M.B. G. B.P.

Checked by **Plot Ref** 180617P

FIRST FLOOR PLAN



NOTES	
LEVEL DATUM..._05	ORTHOMETRIC HTS
GRID ORIENTATION..._050308	
ABBREVIATIONS	
D 1.00	DOOR HEIGHT
C/A 2.00	FLOOR TO CEILING
B/O 2.02	FLOOR TO BEAM OVER
C 2.50	FLOOR TO CELL
H 2.50	CELL TO HEAD
1.75	SPOT LEVEL
1.00	1.0'S BEAM LEVEL
1.75	SPRIT LEVEL
NORTH	
<small>All critical dimensions to be checked on site prior to fabrication. Please report any discrepancies if in doubt, etc.</small>	
REVISIONS	
Date	Issue
<small>Landmark Surveys (UK) Ltd 118, GOSWOLD ROAD BRIMLEY LE11 1BQ TEL: 0115 933000 FAX: 0115 933000 EMAIL: mark@landmark.co.uk www.landmark.co.uk</small>	
Drawn	POST OFFICE CL13
Site	POST OFFICE CL13 WATERLOO TOWER
Date	12/01/2007
Drawn by	KR2326000
Checked by	SR0488



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www.briggsburley.co.uk





