



## Proposed Children's Nursery Opportunity

The Balk, Pocklington, York, YO42 2NY

### **Prime Children's Day Nursery Opportunity within a new Local Centre Development**

**6,565 sq ft**  
(609.91 sq m)

- Part of a new 44 acre Barratts led residential scheme with the care home and convenience store in legals.
- Outline planning permission for a mixed use scheme including 380 dwellings
- Over 1500 new homes proposed in the immediate area.

# Proposed Children's Nursery Opportunity, The Balk, Pocklington, York, YO42 2NY

## Summary

<b>Available Size</b>	6,565 sq ft
<b>Rent</b>	£25 per sq ft final rent to depend on the tenant's specification and financial covenant.
<b>Price</b>	for the land only may be considered as an alternative to a leasehold transaction for the serviced plot, subject to a satisfactory planning consent, excluding any buildings.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	Estate charge to be confirmed in due course.
<b>EPC Rating</b>	EPC exempt - No building present

## Description

The local centre forms part of a wider development including 380 residential dwellings. The 2.47 acres mixed use commercial site will be developed out by our clients to provide a 66 bed care home, a 4,500 sqft national convenience food store and a Children's Day Nursery with parking.

## Location

The site is located to the south of Pocklington, in the East Riding of Yorkshire. It is approx. 14 miles east of York, 8 miles north west of Market Weighton and 23 miles north west of Hull. The site is situated to the east of The Balk (B1247) and 800m north of York Road (A1079) which is the main arterial route between the cities of York and Hull. The Balk is the main route from York Road (A1079) into Pocklington and beyond.

In terms of demographics the town has benefitted from a dramatic increase in the amount of development over the last 5 years with around 1,655 new homes including the proposed 380 units at the subject scheme, The majority of these homes are in close proximity.

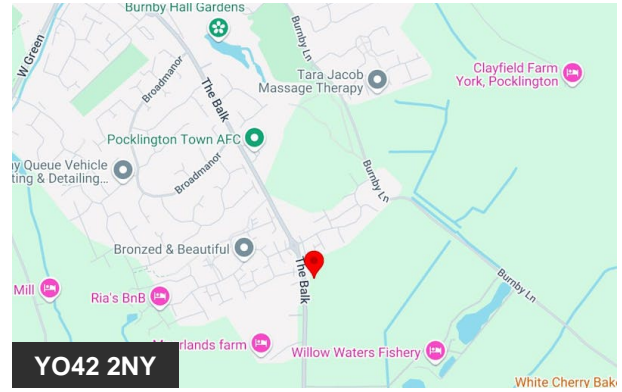
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Price	Availability
Ground - Children's Nursery	3,574	332.04	For a serviced plot with planning excluding the building	Available
1st - Children's Nursery	2,992	277.97	-	Available
<b>Total</b>	<b>6,566</b>	<b>610.01</b>		

## Planning

The land forms part of a wider outline planning permission for a mixed-use development comprising up to 380 dwellings a local centre with a children's nursery, a retail store and a 60 bed care home. The outline planning permission has all matters reserved. The application can be found via the East Riding of Yorkshire council planning website under the reference number 18/04097/STOUT.



## Viewing & Further Information

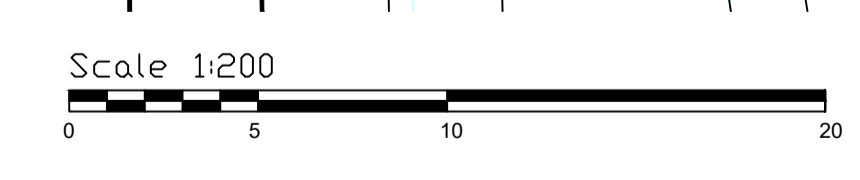
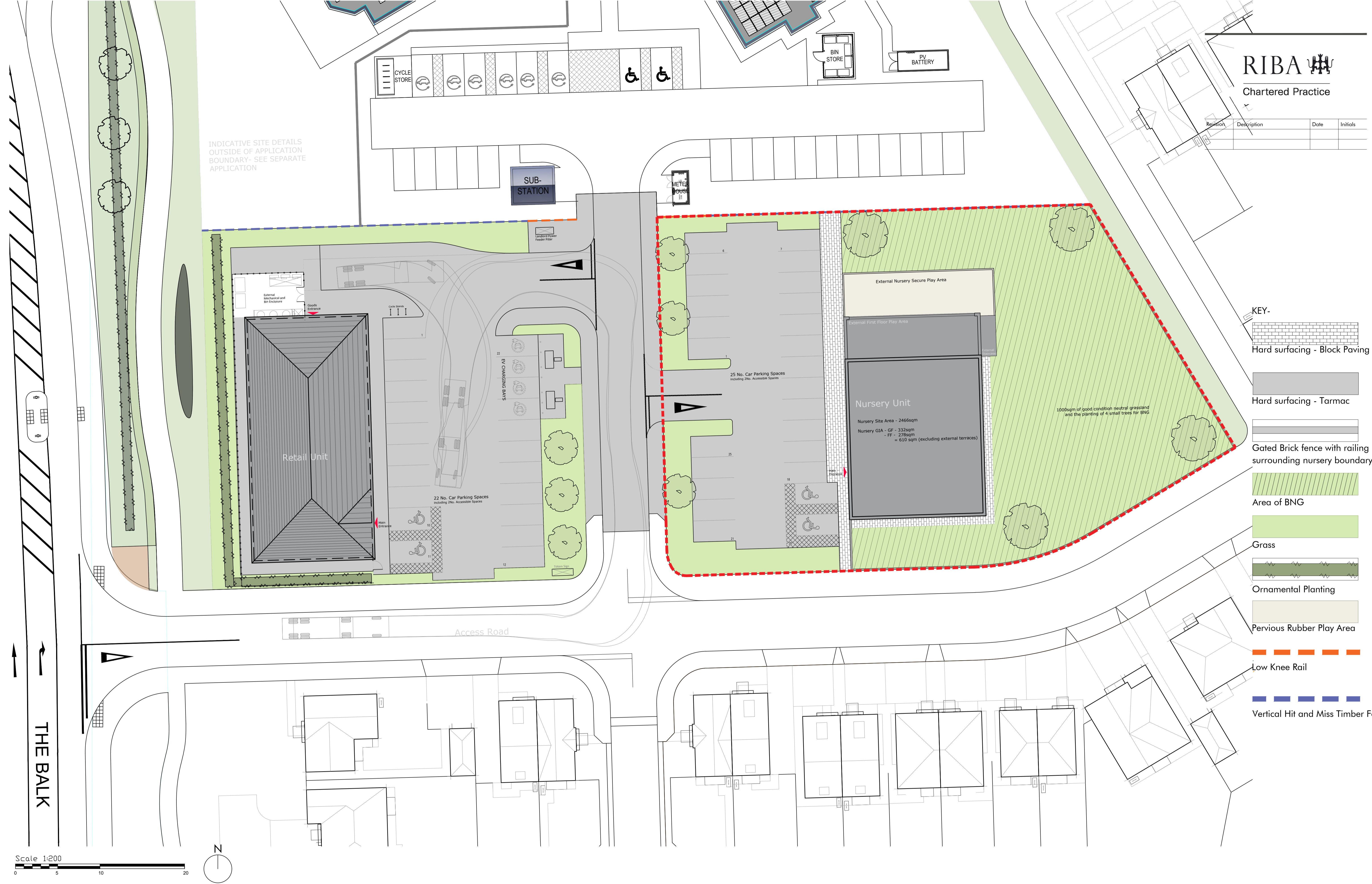


**Adam Mobley**

07587 133540

amobley@wsbproperty.co.uk

Revision	Description	Date	Initials



1171 \_ THE BALK POCKLINGTON

All dimensions and levels are to be checked on site. All areas are approximate and are for information only. This drawings is to be read in conjunction with all other relevant documents and all works are to comply with the current Building regulations, British Standards and Codes of Practice etc. All details of the existing structure are to be verified by others on site prior to any works commencing. The copyright of this drawing and all works executed from this drawing remain the property of View Associates Ltd. Any 3rd party survey information contained on this drawing is not the responsibility of View Associates Ltd

Client: Pocklington LC Estates Limited		Drawing Number:	
Stage:	Scale: 1:200 @ A1	Drawn / Checked: HI/ IJ	Date: 26.02.2025
Drawing Title: <b>MARKETING - SITE PLAN</b>			

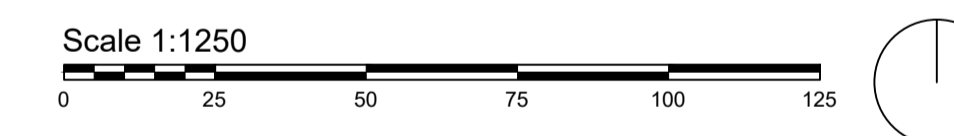
Revision	Description	Date	Initials



BLOCK PLAN



LOCATION PLAN



1171 \_ THE BALK POLKLINGTON

Do not scale from this drawing. All dimensions and levels are to be checked on site. All areas are approximate and are for information only. This drawing is to be read in conjunction with all other relevant documents and all works are to comply with the current Building regulations, British Standards and Codes of Practice etc. All details of the existing structure are to be verified by others on site prior to any works commencing. The copyright of this drawing and all works executed from this drawing remain the property of View Associates Ltd. Any 3rd party survey information contained on this drawing is not the responsibility of View Associates Ltd.

Client: **ABGi** Drawing Number: **1171(PL)121 Rev A**

Stage: **PLANNING** Scale: **1:500+1250 @ A1** Drawn / Checked: **GRS / ICJ** Date: **27.11.2024**

Drawing Title: **PROPOSED BLOCK AND LOCATION PLAN**

**SITE LAYOUT NOTES**

- 1800mm HIGH BRICK WALL & FENCE  
DWG NO: DB-SD13-013
- 1800mm HIGH TIMBER FENCE  
DWG NO: DB-SD13-006
- 900mm HIGH METAL RAILINGS  
DWG NO: 27.BT.020
- 600mm KNEE HIGH RAILS  
DWG NO: DB-SD13-007
- LOCKABLE GATE
- AFFORDABLE PLOTS
- AFFORDABLE PLOTS - FIRST HOMES
- BIN COLLECTION POINT TO PRIVATE DRIVES  
(BIN DAY ONLY)
- BIN / CYCLE SHED  
(TO PLOTS WITHOUT A REAR GARDEN)
- BLOCK PAVING - SHARED SURFACES
- BLOCK PAVING - DRIVEWAYS/PARKING
- BLOCK PAVING - PRIVATE DRIVES

**TEMPLATE NOTES**

- The Layout has used the following house type templates:
- HOUSE TYPE TEMPLATES:**  
Barratt Part L (150mm Cavities - L) - First Issue - 17.06.22  
DWH-7 Part L (150mm Cavities - L) - First Issue - 17.06.22
- NON STANDARD BLOCKS**  
The following type have been adjusted to 150mm cavities but are not group blocks and will need to be replaced once available.
- BARRATT TYPES**
- Amber
  - T50
  - T52
  - Halton
- DAVID WILSON TYPES**
- H351
- BUNGALOWS**
- Burleigh
  - Bracebridge



**SALES AREA EXTRACTS**



**SCHEDULE OF ACCOMMODATION (BARRATT HOMES PRODUCT):**

OPEN MARKET UNITS	HOUSETYPE	AMOUNT
	DENFORD 2 STOREY 2 BED SEMI/TERRACE	15 No.
	ELLERTON 2 STOREY 2 BED SEMI DETACHED	12 No.
	MORESBY 2 STOREY 2 BED DETACHED	13 No.
	DENBY 2 STOREY 3 BED DETACHED	8 No.
	KINGSVILLE 2 STOREY 3 BED SEMI DETACHED	35 No.
	BRENTFORD 2 STOREY 3 BED SEMI DETACHED	15 No.

**SCHEDULE OF ACCOMMODATION (BARRATT HOMES PRODUCT):**

OPEN MARKET UNITS	HOUSETYPE	AMOUNT
	KINGSLEY 2 STOREY 3 BED DETACHED	4 No.
	ALDERNEY 2 STOREY 3 BED DETACHED	10 No.
	HALTON 2 STOREY 4 BED DETACHED	19 No.
	RADLEIGH 2 STOREY 4 BED DETACHED	21 No.
	ASCOT 2 STOREY 4 BED DETACHED	10 No.
	<b>TOTAL No.</b>	<b>162 No.</b>

**SCHEDULE OF ACCOMMODATION (DAVID WILSON HOMES PRODUCT):**

OPEN MARKET UNITS	HOUSETYPE	AMOUNT
	HADLEY 2 STOREY 2 BED DETACHED	2 No.
	KENNETT 2 STOREY 3 BED SEMI DETACHED	12 No.
	KIRKDALE 2 STOREY 3 BED DETACHED	14 No.
	HERTFORD 2 STOREY 4 BED DETACHED	14 No.
	BRADGATE 2 STOREY 4 BED DETACHED	3 No.
	AVONDALE 2 STOREY 4 BED DETACHED	21 No.

**SCHEDULE OF ACCOMMODATION (DAVID WILSON HOMES PRODUCT):**

OPEN MARKET UNITS	HOUSETYPE	AMOUNT
	BRACEBRIDGE 1.5 STOREY 2 BED SEMI DETACHED	8 No.
	HOLDEN 2 STOREY 4 BED DETACHED	25 No.
	CHELWORTH 2 STOREY 3 BED DETACHED	3 No.
	WINSTONE 2 STOREY 4 BED DETACHED	13 No.
	MANNING 2 STOREY 5 BED DETACHED	8 No.
	<b>TOTAL No.</b>	<b>123 No.</b>

**SCHEDULE OF ACCOMMODATION (BARRATT HOMES PRODUCT):**

AFFORDABLE UNITS	HOUSETYPE	AMOUNT
	AMBER 2 STOREY 1 BED DUPLEX	14 No.
	HAXBY / LESTON 2 STOREY 2 BED / 2 BED FLAT / APT	2 No.
	BURLEIGH 1 STOREY 2 BED BUNGALOW	10 No.
	T50 2 STOREY 2 BED SEMI/TERRACE	36 No.
	T52 2 STOREY 3 BED SEMI/TERRACE	7 No.
	<b>TOTAL No.</b>	<b>71 No.</b>

**SCHEDULE OF ACCOMMODATION (DAVID WILSON PRODUCT):**

FIRST HOME UNITS	HOUSETYPE	AMOUNT
	WILFORD 2 STOREY 2 BED SEMI/TERRACE	8 No.
	KENNETT 2 STOREY 3 BED SEMI DETACHED	16 No.
	<b>TOTAL No.</b>	<b>24 No.</b>
	<b>COMBINED TOTAL No.</b>	<b>382 No.</b>

A 05.08.22 A TURNING HEAD & RAISED TABLE HAS BEEN ADDED TO THE NORTHERN SITE ENTRY ROAD PROVIDING ACCESS TO THE 1 HECTARE AREA DESIGNATED FOR A LOCAL CENTRE



**CLIENT:**  
BARRATT YORK

**PROJECT:**  
THE BALK, POCKLINGTON

**DRAWING:**  
PROPOSED SITE LAYOUT

**DRAWING NUMBER:**  
22 5566 01A

**SCALE @ A1:**  
1:1000

**DRAWN:**  
RAN

**CHECKED:**  
VS

**DATE:**  
JULY 22

**DATE:**  
JULY 22

**01 / PROPOSED SITE LAYOUT**

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