



## Freehold - For Sale

## DEVELOPMENT OPPORTUNITY

### Site at Filey Road, South Cliff, Scarborough YO11 2TP



**View of the site looking north over Scarborough  
(red line shown for identification purposes only)**

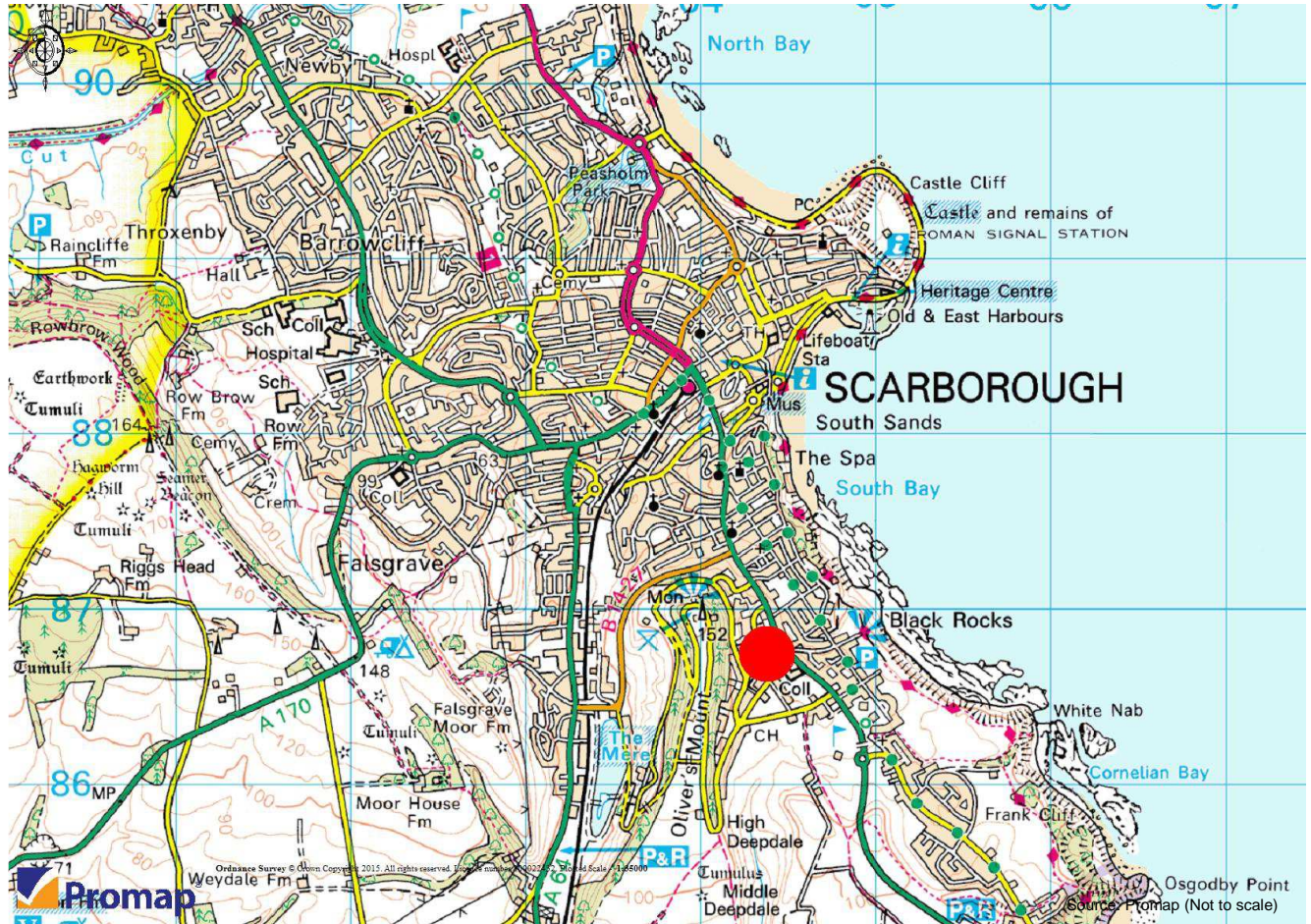
- Development site within the attractive South Cliff residential area
- Site area approximately 6.23 acres (2.52 hectares)
- Residential development supported by adopted Council Development Brief – other uses potentially achievable subject to planning
- Sale will support the development of the new Scarborough Leisure Village.





## Location

Scarborough, on the North Yorkshire coast, has a Borough population of 104,695 and remains a popular year round resort. It is 57 miles north east of Leeds, 41 miles east of York and 68 miles south of Newcastle upon Tyne. The main road access is via the A64 or A170. Direct train services (Trans Pennine Express) run from Manchester, Leeds and Sheffield.



## Description

The site is located approximately 1.5km to the south of the town centre within the attractive South Cliff area below Oliver's Mount. It lies adjacent to Filey Road (A165), between the centre of Scarborough to the north and Bridlington and Filey to the south.

The surrounding area is predominantly residential – either large detached dwellings or newer apartment buildings. There is access to the beach within 500m of the site. South Cliff Golf Course is also in close proximity to the south of the site.

The site extends to circa 6.23 acres (2.52 hectares) and is currently owned and operated by Scarborough Borough Council as the Scarborough Sports and Tennis Centre. These facilities will be closed and the site release with vacant possession when the proposed new Scarborough Leisure Village is completed (expected May 2017).

On site buildings include 1970's brick built sports barns, a 'Colonial' style tennis pavilion (Grade II Listed) and the "C" shaped tennis grandstand. The grounds contain 9 grass and tarmac tennis courts and a car park. There are mature trees on the boundaries, some protected by Tree Preservation Orders. The Listed Pavilion has a gross internal area in the order of 6,523 sq. ft. (606 m<sup>2</sup>).





Red lines shown for identification purposes only

### Further Information

Further information is available for the site, this includes:

Building Layout Plans	EPC
Development Brief (including listing description)	Phase 1 Ecology Survey
Engineering, Infrastructure and Geotechnical Survey	Title Information
Tree Plan and Tree Preservation Order	Topographic Survey

## Town Planning

The Local Planning Authority is Scarborough Borough Council and the statutory development plan for the site includes the saved policies of the Scarborough Borough Council Local Plan 1999. The new Local Plan is currently being prepared.

The site is located within the Weaponness Conservation Area and the Pavilion was granted Grade II listed status in January 2011. An area of trees to the south-west of the site is protected by a Tree Preservation Order (TPO) reference: 1969/56 - though all trees are protected on the site due to its location within a conservation area.

The site benefits from an adopted Development Brief (2011), containing further detailed information on the site and is available on the Borough of Scarborough website. The Brief contains Indicative Layout showing a low density detached housing scheme alongside the conversion of the pavilion to apartments, but alternative layouts, including higher densities which respect the Conservation Area may be achievable. Affordable housing will be dealt with as part of the wider Leisure Village development and is unlikely to be required on-site at Filey Road; developers should therefore assume that there is no on-site provision within the site.

Interested parties should make their own enquiries of Scarborough Borough Council – contact Hugh Smith 01723 383642; [hugh.smith@scarborough.gov.uk](mailto:hugh.smith@scarborough.gov.uk).

## Proposed Scarborough Leisure Village

The site of the former Weaponness Valley Park and Ride was identified as the most suitable site for the development of a Leisure Village in Scarborough. The development will see the replacement of existing facilities located at the site and at the former Football Stadium on Seamer Road to provide high quality leisure facilities for the local population within Scarborough.

After an OJEU tender process Wrenbridge Land Ltd has been selected as the preferred development partner for the project by the Council to deliver the new Leisure Village to be completed in Spring 2017. The sale of the Filey Road site will support the new Leisure Village development at Weaponness.

## Method of Sale

The freehold interest is offered on a subject to planning basis. Offers are invited for the whole of the site; however offers on part only may be considered (e.g. the Listed Pavilion building).

Any offers that are subject to conditions should state clearly the steps necessary to remove the conditions and the anticipated timescales for doing so.

Prospective purchasers should confirm that they have read and taken account of the further information; and will be required to provide financial evidence of their ability to complete the purchase. Where an offer is made by an agent it must be accompanied by a letter from the principal confirming the basis of the offer.

Offers must be marked for the attention of David Couch at BNP Paribas Real Estate, 1<sup>st</sup> Floor, Fountain Precinct, Balm Green, Sheffield, S1 2JA or sent to [david.couch@bnpparibas.com](mailto:david.couch@bnpparibas.com).

E-mail offers are acceptable. The vendor does not undertake to accept the highest nor any offer.

## Viewings

The site can be viewed from the public highway but on-site inspections are strictly by appointment only.

For additional information or to arrange an on-site inspection, please contact the vendor's sole agent BNP Paribas Real Estate.

DAVID COUCH	ALEX WILLIS
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