

September 2010

Description:

A residential development site with planning consent for 3 apartments and one penthouse duplex, situated within the City Walls and in walking distance of the Railway station and the City Centre. The site currently forms the rear external space to 112 Micklegate and lies adjacent to 10 Toft Green - a smart office building - and 12 Toft Green which is occupied by the historic York Brewery and visitor centre.

The scheme, designed by David Chapman Architects, provides 3 one bedroom apartments - one to each floor - and a two bedroom duplex across the third and fourth floors. The ground floor unit has its own garden yard area and each of the remaining have balconies.

Location:

Toft Green runs parallel to Micklegate and is situated within the walls and the south western quarter of York City Centre. Rougier Street provides access towards the train station and both Ouse Bridge and Lendal bridge provide routes into the main retail areas and City attractions. Nearby Micklegate Bar links onto Blossom Street which provides access to The Mount and onto Tadcaster Road and out on to the York/Leeds A 64.

Planning:

Planning permission (conditional) was granted by City of York Council in December 2008 - application number 06/03687/FUL - allowing the construction of a 4 storey building and roof dormer comprising four flats. The site lies within a designated Conservation area. The Decision Notice can be downloaded from the R M English website. David Chapman Associates have provided their consent for the use of the associated planning drawings.

The Scheme:

A five storey building with a height designed to create a stepping down ridge line between numbers 10 and 12 Toft Green and a predominantly glazed facade maximising its north westerly aspect and allowing as much natural light into the building as possible.

The gross internal floor area of the apartments totals circa 2505 sq ft (gifa) which equates to the following apartment sizes:

Unit 1 - 430 sq ft **Unit 2** - 559 sq ft **Unit 3** - 602 sq ft **Unit 4** - 914 sq ft.

Services:

Services are located within Toft Green. It is not possible to route services from Micklegate. Interested parties must satisfy for themselves as to the suitability and availability of all required connections.

Rights of way:

A pedestrian access is to be provided in favour of 112 Micklegate. This has been allowed for with the design of the proposed building.

Party Wall Agreements:

Agreements concluded in 2002 have now lapsed. City of York Council have subsequently approved an alternative scheme. The original Agreements were negotiated and detailed by the LHL Group - 01904 690699) who are in receipt of the revised planning and design documentation. It is the responsibility of the purchaser to agree and implement required Part Wall Agreements.

Archaeology:

It is a condition of planning that an implementation of a programme of archaeological work is secured in accordance with a supplied specification along with a foundation design and statement of working methods which preserve 95% of the archaeological deposits.



R.M. ENGLISH
PROPERTY CONSULTANTS

Viewing:

The site can be viewed from the entrance gates which front Toft Green.

All enquiries:

By contacting R M English 01904 697900 or by email -
edward.knock@rmenglish.co.uk

Disclaimer:

PROPERTY MISDESCRIPTION ACT 1991/MISREPRESENTATION ACT 1967

These particulars, including the site plan and associated drawings/planning documentation are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract.