

# WESTWOOD GARDENS

Valley Bridge Parade  
Scarborough  
YO11 2PL

## FOR SALE

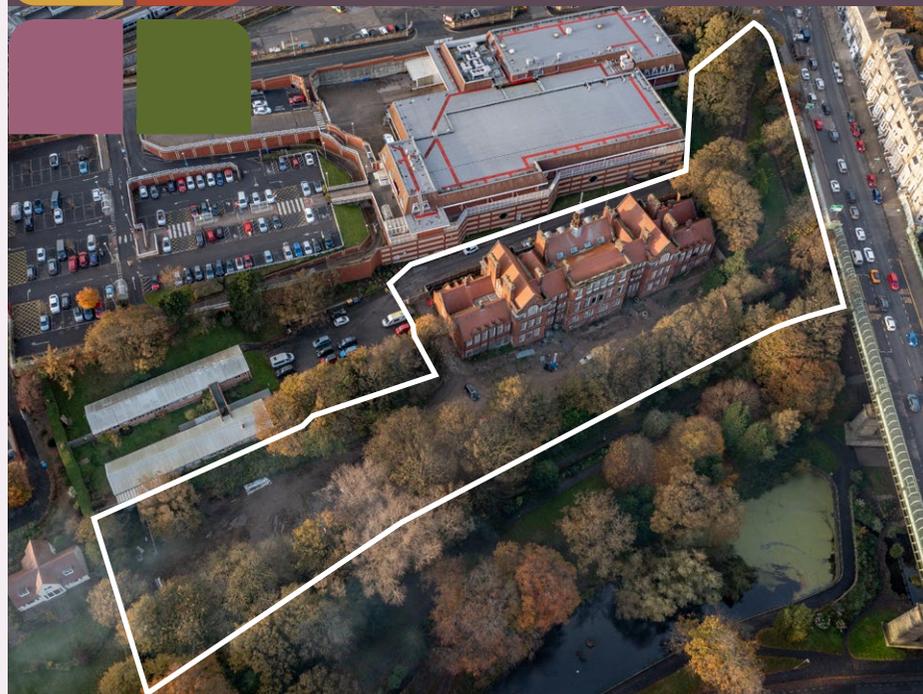
PART COMPLETED DEVELOPMENT OPPORTUNITY

## A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL GRADE II LISTED BUILDING IN THE CENTRE OF THE HISTORIC TOWN OF SCARBOROUGH, WITH PLANNING PERMISSION FOR APARTMENTS.

The property comprises a former educational building, which was most recently used as part of Yorkshire Coast College before closing in 2017. The building originally opened in 1902 as a municipal school and includes many designs and architectural features from the architect Edwin Cooper. The property has also been Scarborough High School for Boys from 1922 to 1959, the Westwood County Modern School and later became part of the College.

The property was listed in 1973 and retains a wealth of character and history. Planning was obtained in 2021 to convert the vacant building into 28 residential apartments and co-working space in the former theatre. There is also planning to erect a block of 22 new apartments to the rear of the existing building on the site of the former ceramics building.

There has been extensive preparatory works undertaken to the existing building and surrounding site to date, providing an exciting opportunity for buyers to take advantage of the works undertaken to date and complete this development.



DESCRIPTION

LOCATION

PLANNING / FURTHER INFORMATION



## SITE

The site extends to circa 1.10 hectares/2.73 acres in total and comprises a substantial Grade II Listed building and cleared land to the western side of the site (formerly the ceramics building).

## PLANNING

Buyers should make their own enquiries through North Yorkshire Council. The two primary consents relating to the site are:

Planning Ref	Details
20/02748/LB	Internal and external works for conversion of former educational building to 28.no residential apartments and co-working work space. Demolition of former ceramic workshop
20/02747/FL	Conversion of former educational building to 28.no residential apartments (Class C3 Use) and co-working workspace (Class E(g) use), erection of a 4 storey block of 22.no apartments (Class C3 Use), and associated parking and landscaping

## TENURE

Freehold (NYK292404)

## PRICE

£1.95m (one million, nine hundred and fifty thousand pounds)

DESCRIPTION LOCATION PLANNING / FURTHER INFORMATION



## FURTHER INFORMATION

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