

# Development Opportunity

## Sussex Street, Bedale

Bedale Health Centre,  
Sussex Street, Bedale, North Yorkshire, DL8 2AH



For Sale On Behalf of NHS Property Services:

- Development plots totalling approximately 0.38 acres gross (0.154 ha)
- Former medical centre (Planning Use Class E) totalling circa 5,339 sq ft (496 sq m)
- Immediate proximity to Bedale market square, services and amenities
- Prime development plot with frontage onto Sussex Street
- Suitable for residential, commercial and retirement / healthcare operators, subject to planning
- Offers are invited on an unconditional or subject to planning basis



## Location

The subject site is located in Bedale, a highly regarded and historic market town in North Yorkshire that is well served by a number of services and amenities. The town appeals to a wide range of demographics including retirees, families, young professionals and tourists. The city of Ripon is approximately 12 miles to the south of Bedale, with York 37 miles south east and Darlington 20 miles north.

There are good transport links, with Junction 51 of the A1(M) just 2 miles east of Bedale. There are a number of public houses, restaurants, café's, shops and amenities within close proximity, as well as a Tesco Express and Co-Op convenience store, together with the special needs Mowbray School, Primary school and Secondary school.

## Description

The site is the former Bedale Medical Centre, which is having its service line relocated to a purpose built centre a short 0.2 miles distance south, off Firby Road. The sale opportunity comprises a former medical centre and associated car park area. The site is arranged in a narrow, rectangular shape totalling approximately 0.38 acres gross (0.154 hectares). The buildings on site are classified under Planning Use Class E and total circa 5,339 sq ft (496 sq m).

Access to the site is off Sussex Street, which is taken from Masham Road (B6268) immediately to the west of Bedale Town Centre. Masham Road is a key arterial route into Bedale town centre from the market town of Masham to the south. The immediate surrounding uses mostly comprise residential (private and retirement), together with an empty garage unit across the road.

The medical building is designed in irregular shape and is of a single storey construction. The building is split into two distinct sections with an eastern element comprising a 1960's/70's era brick built structure with a flat roof, the western section comprises a single storey brick built structure with a pitched slate roof. There is a distinctive, single-pitch stone wall separating the two structures. The approximate existing gross floor area is as follows:

Area	GIA Sq m	GIA Sq ft
Ground Floor Area	496	5,339



## Planning

We understand that the Medical Centre formally had a planning use class of D1, but that following the change in national legislation in 2020, this would now fall under Planning Use Class E – ‘Commercial, Business and Service’. The site is suitable for a number of uses, including conversion for commercial use, or redevelopment into residential or retirement orientated use. We advise that interested parties seek their own requisite planning comfort for their respective interest in the site and we are inviting conditional offers on that basis.

## Technical Information

The client has had commissioned a range of technical information, including existing measured plans and survey, PDF & CAD), EPC, Asbestos survey, Report on Title and Pre-Application planning response (pending).

All planning and technical information is available to interested parties through a data room via our dedicated website <https://savillsglobal.box.com/v/Bedale-Medical-Centre>.

## Existing Wayleaves, Easements and Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

## Method of Sale

The site is for sale freehold with vacant possession on completion. Offers are invited from interested parties on an unconditional or subject to planning basis, to be submitted to ‘Joshua Franklin’ addressed to the ‘Development Department, Savills, 3 Wellington Place, Leeds, LS1 4AP’ / [jfranklin@savills.com](mailto:jfranklin@savills.com).

## VAT

The site is not elected for VAT.

## Viewing

Viewing of the site is **strictly by appointment** and can be arranged via Savills. Should you wish to make an appointment, please contact:

Joshua Franklin: [jfranklin@savills.com](mailto:jfranklin@savills.com)

07807 999 923 / 0113 220 1258

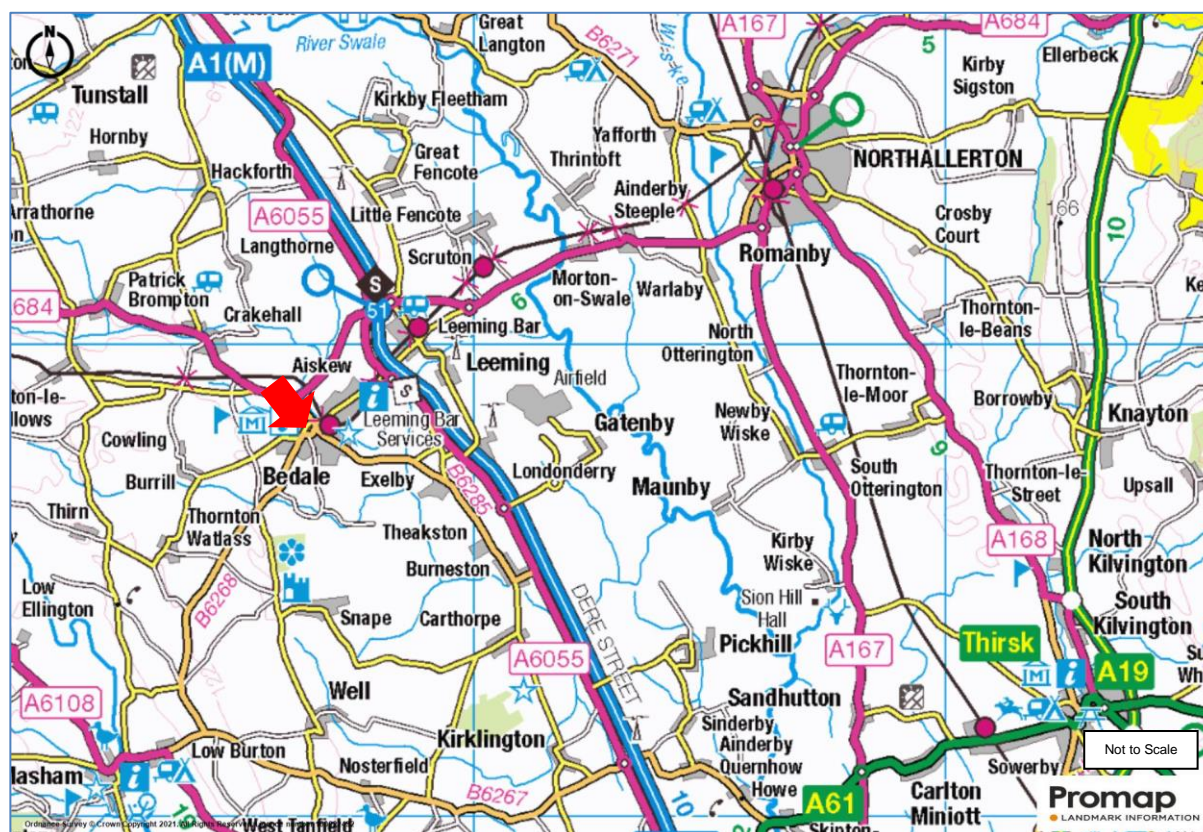
Matthew Jones: [mjones@savills.com](mailto:mjones@savills.com)

07812 965 484 / 0113 220 1255





The site layout plan below is illustrative of the potential development area and must be treated strictly as indicative.



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Marketing Particulars: November 2021

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