

Nursing home/medical services development site
Adjacent Nuffield Health York Hospital, Haxby Road, York YO31 8TA

On the instructions of Nuffield Health



- Superb nursing home/medical services development opportunity
- Approximately 1.13 acre site
- Situated adjacent to Nuffield Health York Hospital
- Easily accessible location 1 mile north of the city centre
- Within close proximity of York District Hospital
- First time available on the market

Available freehold

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BUSINESS INTELLIGENCE

York - location and accessibility

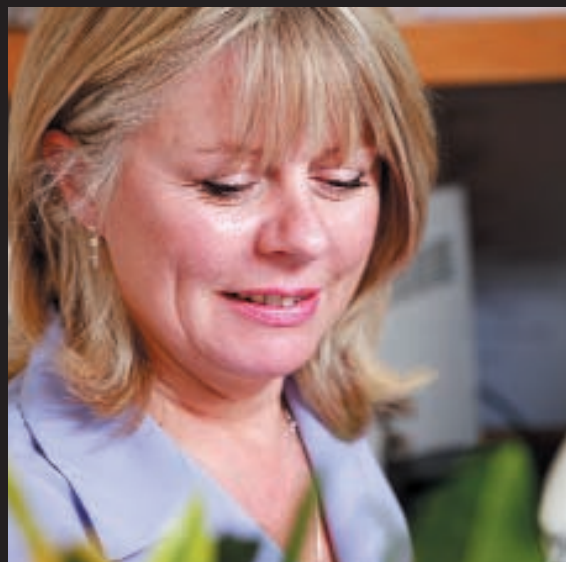
York (district population 181,000) is a historic cathedral city and is the main commercial and retailing centre for North Yorkshire. The city is one of the principle tourist centres for the region, attracting some four million visitors annually.

Rail services to London Kings Cross and Edinburgh are available in approximately 2 hours and 2.5 hours respectively via the East Coast Mainline (National Express service).

The local economy

York is historically known for its "Railway City" connections and for its chocolate production heritage via the world renowned Rowntree and Terry's brands. Whilst confectionary production (Nestlé) and communications continue to be important factors of the regional economy, York is a thriving city which attracts millions of UK and overseas visitors as a tourist Mecca. However, it has diversified considerably with major employers including the likes of Norwich Union (Aviva), CPP, Defra and the Central Science Laboratory.

Indeed, research and development have played an increasingly important part in the city's economic and academic development with the extension of York's Science Park (YSP). A 21-acre business park, YSP has close links to the university and is the first UK science park to offer dedicated IT, bio and knowledge based incubation space on a single site, housing over 1,200 people within 85 different companies.





The property

The property is situated adjacent to Nuffield Health York Hospital which occupies a prominent position fronting Haxby Road, approximately 1 mile north of the city centre with views southwards over York Minster.

The property is bounded by terraced and semi-detached residential properties to the north, south and east and Nuffield Health York Hospital's surface level car park to the west.

The suburbs of Heworth, Clifton, Huntington, Earswick, Haxby and Wigginton are within close proximity, as is York District Hospital which fronts the B1363 (Wigginton Road) approximately 0.25 miles from the site.

Haxby Road is a major route linking the city centre with York's outer ring road (A1237) and its suburban hinterland and is thus well served by a regular bus service.

The city's main out-of-town retail and leisure parks (Clifton Moor and Monks Cross) are situated approximately 2 miles to the north, off the A1237 outer ring road.

Potential demand drivers

York comprises a higher proportion of elderly residents (8.2%) when compared with the national average (7.5%) – source 2001 census.

In addition, 73% of its residents own their own home compared to the UK average of 68% and unemployment rates consistently run at a 40% discount to those experienced by the UK as a whole.

Given the limited number of purpose-built care homes in the local area (the main provision being provided by The Joseph Rowntree Trust, a not-for-profit organisation), there would appear to be excellent scope for the development of a specialist care facility in this location.

This is supported by the demographic profile of the area and the fee rates being achieved at other homes within the area (in excess of £500 for personal care and £600 for nursing care per week), which suggest a high-quality new-build nursing/care facility could attract a high proportion of private fee-paying residents.

Detailed demographic information and competitor analysis information to support this is available upon request.





The development opportunity

Nuffield Health wish to attract a complementary medical use(s) on land offered for development adjacent to their existing hospital.

Architects Watson Batty have drawn up indicative feasibility sketches showing how a 90-bed nursing home layout may be accommodated on the site. However, potential exists to create alternative and/or complementary uses/design as part of the overall development subject to the approval of Nuffield Health.

Planning

Early discussions with local planners have indicated support for a development of this nature in this location.

Terms

Freehold site sale.

Terms subject to negotiation and specification.

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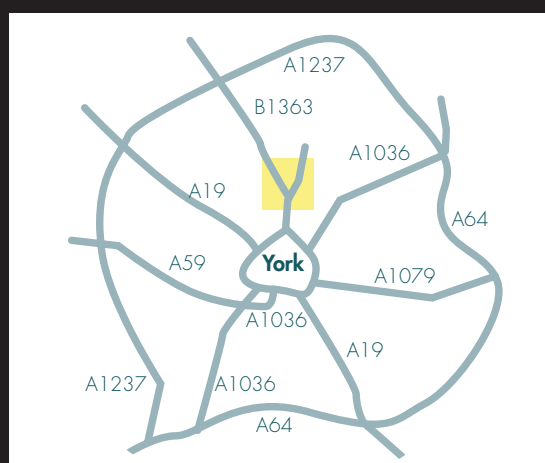
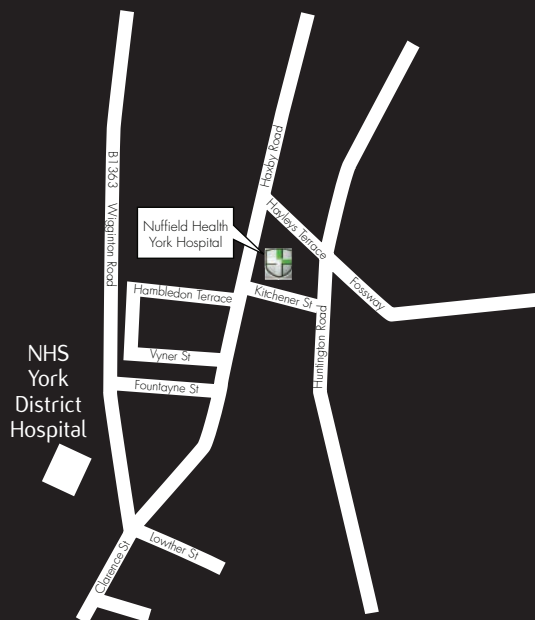
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