

**Spa Cottages
Park Street
Ripon
HG4 2BX**



A rare opportunity to acquire a detached building which may be suitable for a variety of uses subject to obtaining planning approval, close to the centre of the historic North Yorkshire Cathedral City of Ripon.

PRICE GUIDE OFFERS IN EXCESS OF £350,000

Only cash and unconditional offers will be considered.

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GENERAL COMMENTS

The building was formally used as ancillary accommodation for staff at the nearby hotel latterly being 3 separate dwellings which were vacated and have since fallen into a poor state of repair. Planning consent was granted back in 2021 to demolish the metal garage/store to the single storey property facing the road and replace with a new extension as well as make internal changes to the 2, two-storey properties facing the Ripon Rugby Club, but this has since lapsed. The property is adjacent to a vehicle repair garage and so potentially the future use of Spa Cottages could be commercial, residential or office premises dependent upon the thoughts of the local authorities. Interested parties are encouraged to make initial preliminary enquiries to North Yorkshire County Council prior to submitting a formal offer.

PLEASE NOTE HOWEVER THAT ONLY CASH AND UNCONDITIONAL OFFERS WILL BE CONSIDERED BY OUR CLIENTS IN THIS INSTANCE.

We have attached a set of architect's drawings showing the initially proposed dwellings all of which are purely for consideration and for identification purposes only. The site plan indicates the proposed boundaries in red.

The property occupies a very prominent position within a short walk of the city centre, which provides an excellent range of daily shopping and recreational facilities together with highly regarded schools of most denominations. The fashionable conference town of Harrogate lies 12 miles to the south and the thriving city of Leeds some 30 miles to the south. There is easy access to the A1 (4 miles to the northeast), regular train services from York (30 miles to the south east) to both London's Kings Cross as well as Edinburgh via Newcastle and national and international flights from Leeds/Bradford airport.



ADDITIONAL INFORMATION

Services – Mains electricity is connected to the property; however, other mains services are located within close proximity to the property.

Tenure – The property will be sold on a freehold basis with vacant possession given on legal completion.

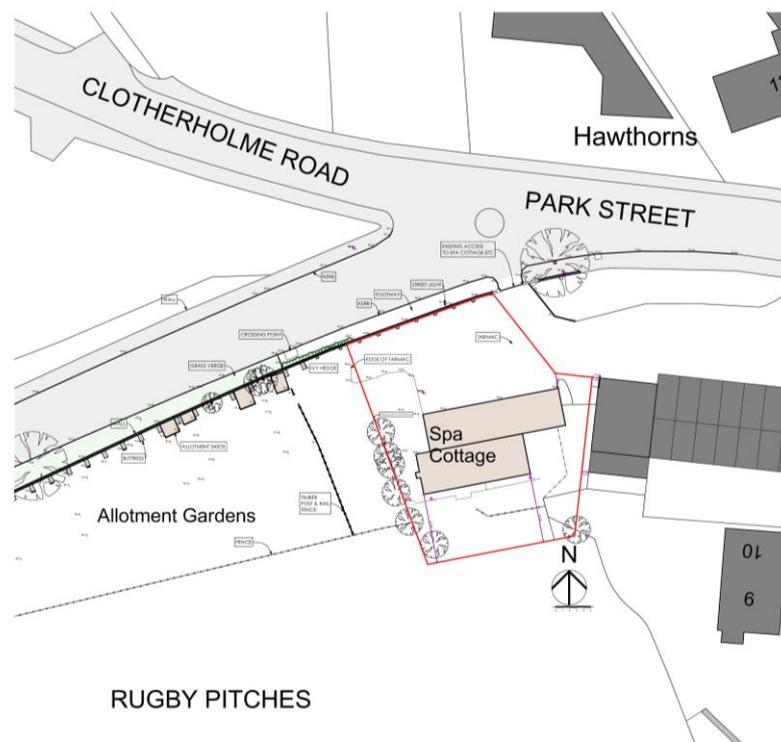
Viewing – The outside may be inspected whilst in possession of particulars, for internal inspection please attend a block viewing opportunity.

Directions – HG4 2BX – Entering Ripon on the Studley Road B6265, continue straight on at the first mini roundabout and continue for approximately ¼ mile. At the second mini roundabout the entrance to Spa Cottages is on the right.

For more detailed information, please contact Simon Wright at Carter Jonas.

Work: 01423 523423

Email: simon.wright@carterjonas.co.uk



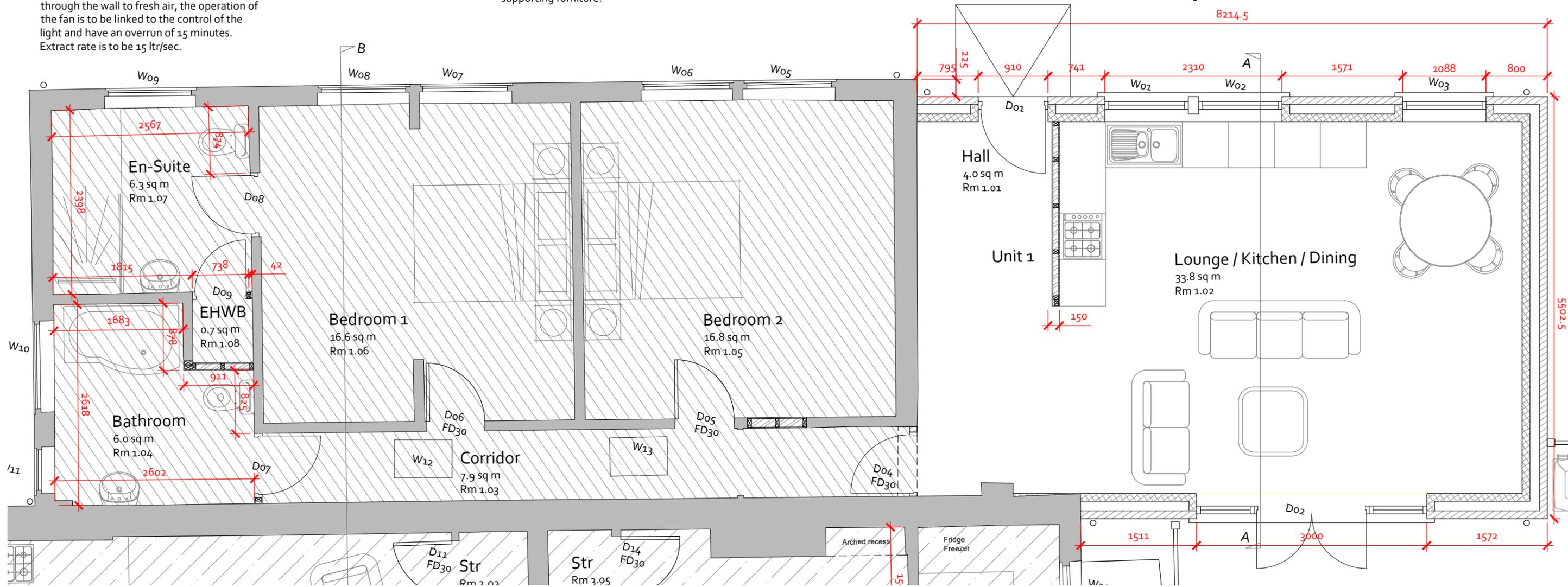


Bathroom and En-Suite to include Vent Axia or equal and approved extract fan, venting through the wall to fresh air, the operation of the fan is to be linked to the control of the light and have an overrun of 15 minutes. Extract rate is to be 15 ltr/sec.

Stud walls to be min 75 x 50mm timber studs at 600mm horizontal centres, noggins at 900mm vertical centres, infill between the studs with min 50mm Rockwool Flexi insulation quilt, finish each side with min 12.5mm plasterboard and skim. Include plywood sheathing if supporting furniture.

Level threshold into the dwelling, with maximum 1 in 20 approach from the parking area. Slot drain across the entrance to prevent water ingress.

Cooker Hood extracting to fresh air, providing 30 ltr/sec extract rate. Sink waste via 38mm dia pipe with 75mm deep seal trap, to discharge into the existing drains.



All new drainage to be taken into the existing soil stacks/drainage externally. See notes for waste sizes and trap depths.

Existing floor to the Single Storey element to include for installation of damp proof membrane over the existing slab, allow for 125mm Kingspan TF70 insulation with 500 gauge polyethylene separation layer with min 22mm T&G chipboard planks over, V313 rated to wet rooms. Maintain 10mm perimeter gap for expansion, filled with cork or compressible sealant.

Take down the existing ceiling and the lath and plaster ceiling above, install min 300mm Rockwool mineral wool insulation on netting between and over the existing ceiling joists and line out below with 12.5mm plasterboard and skim. At the eaves, maintain min 50mm ventilation clearance to the underside of the roofing felt/tiles.

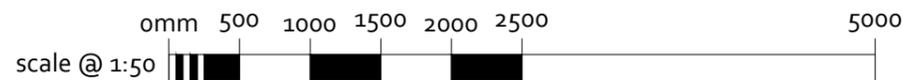
New velux windows (W04, W12 & W13) installed into the existing roof plane, double up the rafters to each side for support, with doubled up trimmer to head and cill. Proprietary flashing kit for pantiles, all installed fully in accordance with the manufacturers instructions.

D04, D05, D06 and D08 are to have new head/lintels installed to allow raised floor to be installed and retain standard door blades.

150mm step into the existing building to allow floor level to be raised with floating insulation floor build up.

Install new Electric hot water boiler. Throughout the property install new Electric panel radiators to all rooms with TRV controls. All hot water pipework is to be insulated throughout the property.

For extension construction specification, please see section drawing and Construction Notes.



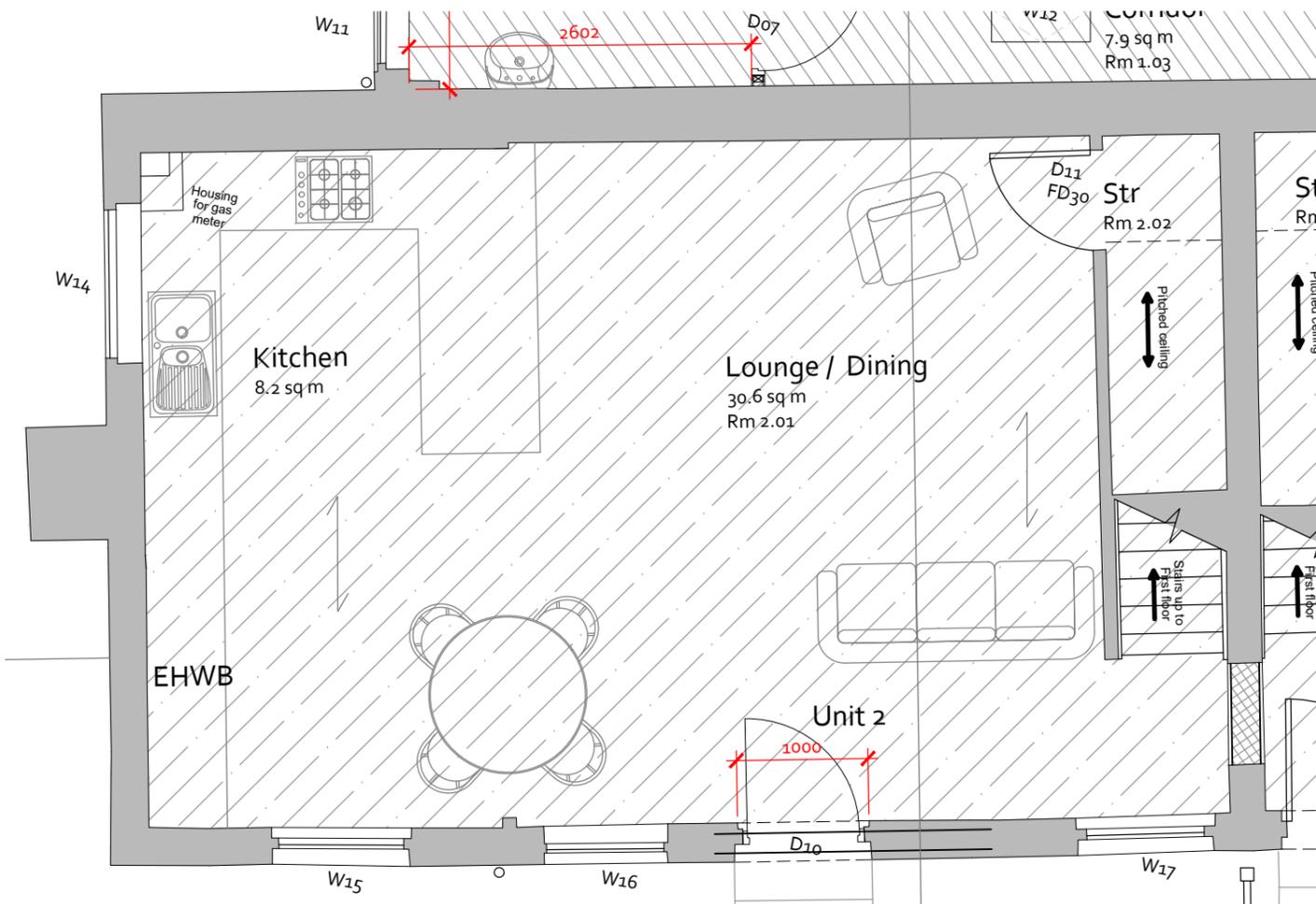
Rev.	Description.	By.	Date.
D	Lobby nib wall removed.	ANR	03/07/22
C	Lobby and Velux Removed from Entrance.	ANR	30/06/22
B	Fire doors annotated.	ANR	08/04/22
A	Bathroom dimensions added.	ANR	23/03/22

Cooker Hood extracting to fresh air, providing 30 ltr/sec extract rate.
 Sink waste via 38mm dia pipe with 75mm deep seal trap, to discharge into the existing SVP.
 Boxing in around the soil stack is to be double boarded with soundbloc board and the pipe is to be wrapped with mineral wool insulation.

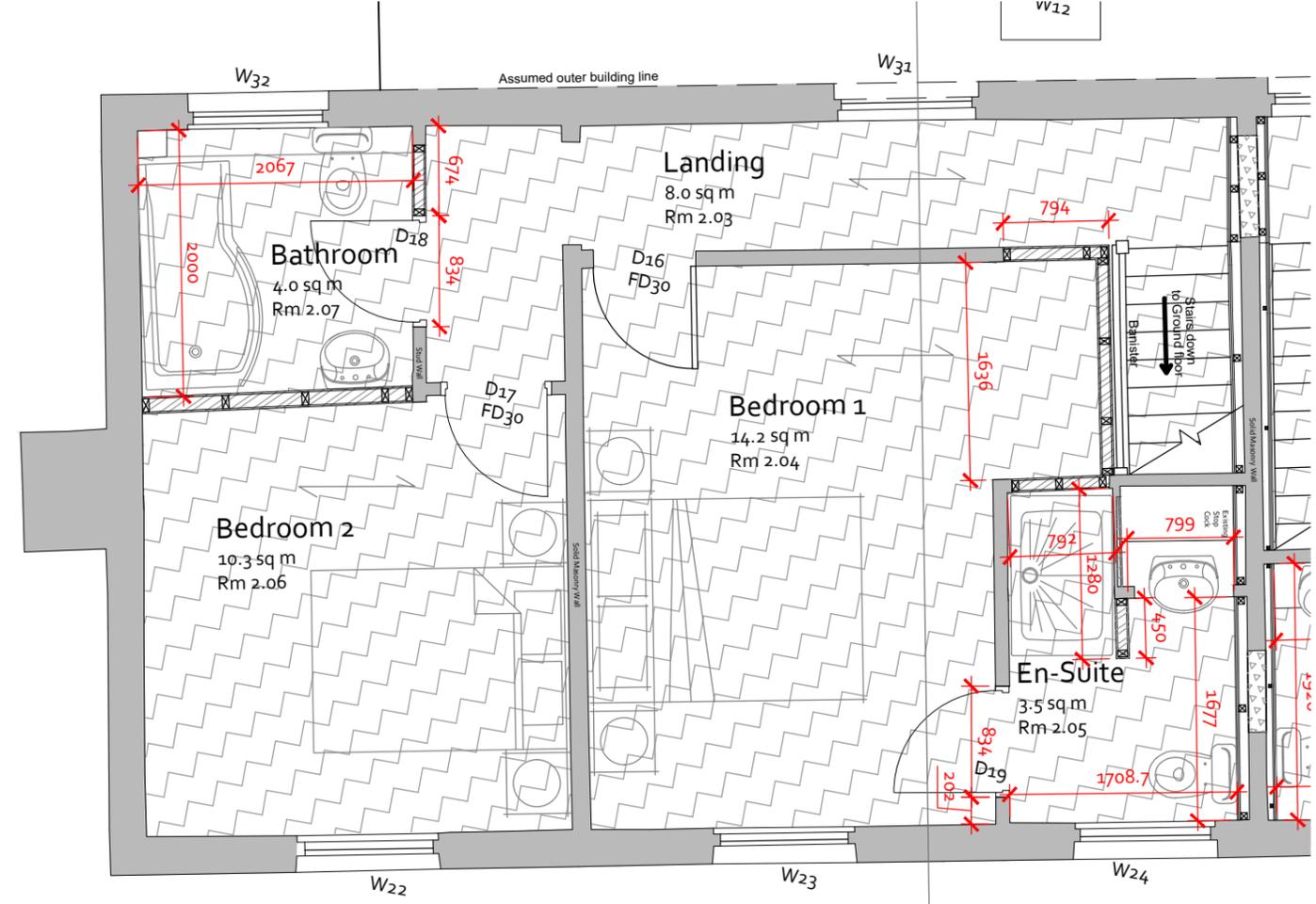
Bathroom to include Vent Axia or equal and approved extract fan, venting through the wall to fresh air, the operation of the fan is to be linked to the control of the light and have an overrun of 15 minutes. Extract rate is to be 15 ltr/sec.

All new drainage connections are to connect into the existing Soil Stack located within the corner of the Bathroom. The waste pipe from the Toilet is to be boxed in at low level.

Stud walls to be min 75 x 50mm timber studs at 600mm horizontal centres, noggins at 900mm vertical centres, infill between the studs with min 50mm Rockwool Flexi insulation quilt, finish each side with min 12.5mm plasterboard and skim. Include plywood sheathing if supporting furniture.



Ground Floor Plan



First Floor Plan

Install new Electric hot water boiler.
 Throughout the property install new Electric panel radiators to all rooms with TRV controls.



Below the existing floor, install min 200mm Rockwool Flexi mineral wool on netting between the joists. Maintain ventilation void below.

Enlarged opening to form double doors (D10) to allow for new steel beams over. Externally include to replace the steps with new, min tread depth to be 300mm, with rises of no more than 170mm.



Infill door opening to the base of the stairs into the adjoining Unit with dense concrete block laid flat, 215mm on bed, min density of block to be 1840kg/m³, finish each side with min 13mm lightweight plaster, mass of 10kg/m².



Overboard the existing ground floor ceiling with 9mm plasterboard screw fixed into the existing joists, all joints taped, finish with plaster skim.

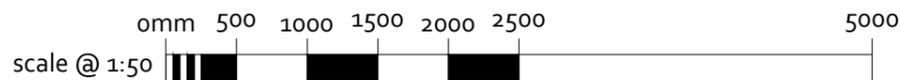


Existing ceiling is to be underlined with new 9mm plasterboard and skim, screw fixed through the existing ceiling to the joists. Above the ceiling install 2 layers of mineral wool insulation to form min 300mm thick insulation layer, in 2 layers, between and over the ceiling joists. Install ventilation spacers to the eaves to maintain min 50mm ventilation void between the insulation and the underside of the roofing membrane.



Door openings to the first floor are to be blocked up with min 140mm concrete blocks, thickness to match the existing wall thickness.
 Over the wider ground floor wall, line out the first floor with timber studs, maintain min 10mm clearance between the rear of the stud and the existing wall, between the studs, fill with min 25mm Isover mineral wool insulation, finish with two layers of 12.5mm Soundbloc board and skim, all joints staggered.

En-Suite to include Vent Axia or equal and approved extract fan, venting through the wall to fresh air, the operation of the fan is to be linked to the control of the light and have an overrun of 15 minutes. Extract rate is to be 15 ltr/sec.
 The drains are to connect into the existing stack externally, the route from the shower waste is to be determined on site, and may require routing to the party wall and then boxed in below the ceiling to the external wall.



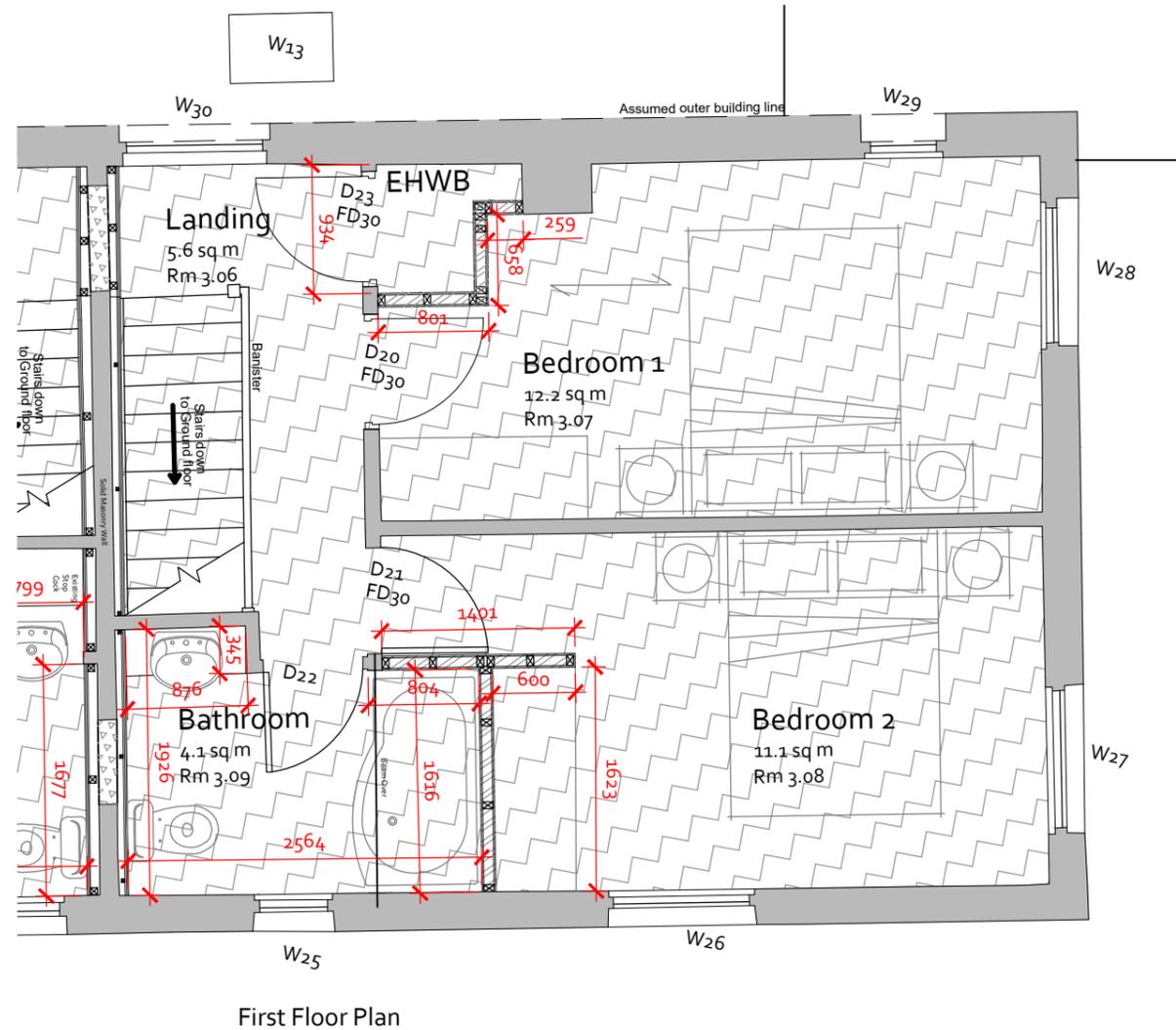
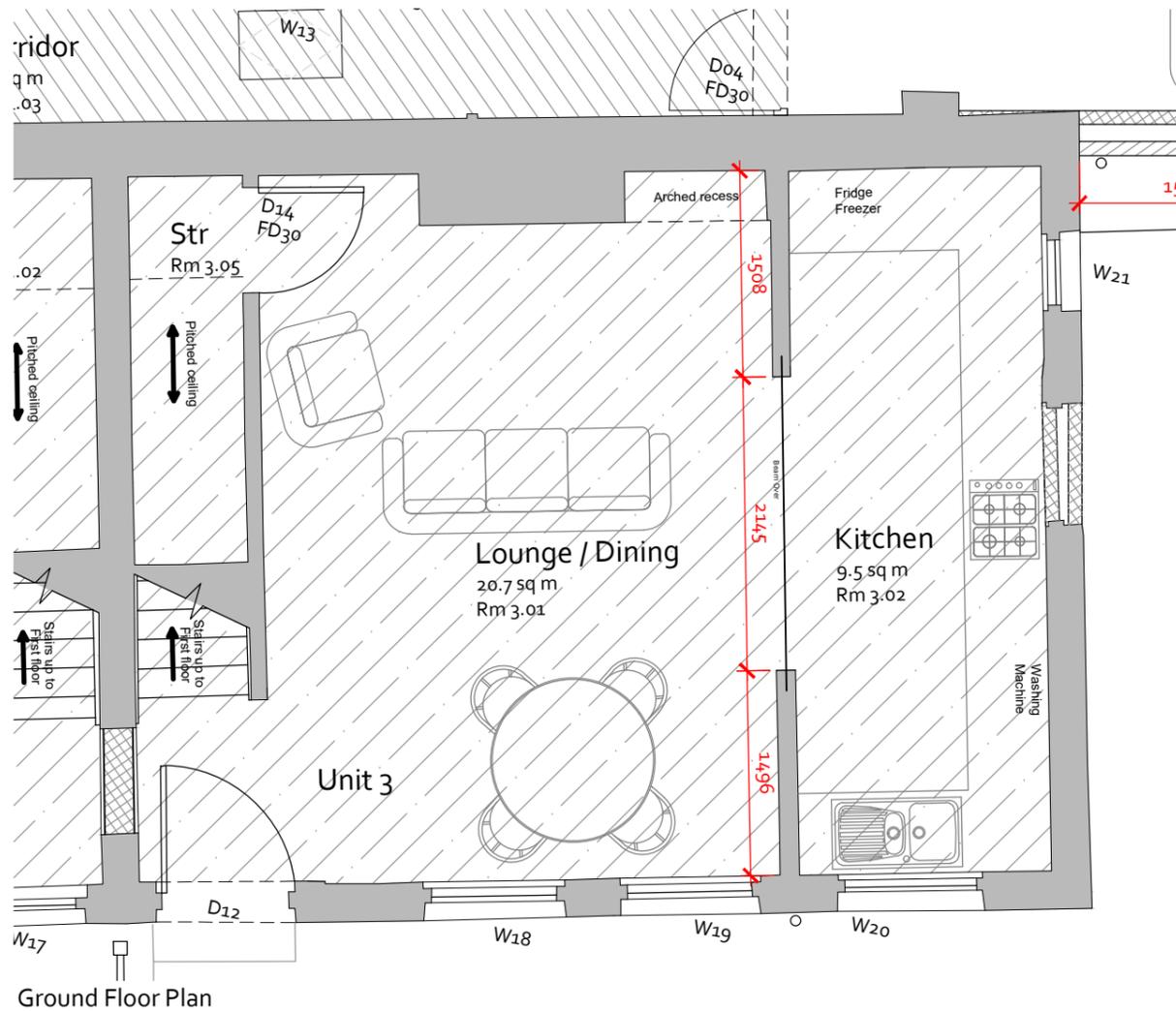
D	EHWB indicated.	ANR	01/07/22
C	D20 retained as single door.	ANR	30/06/22
B	Fire doors annotated.	ANR	08/04/22
A	Bathroom dimensions added.	ANR	23/03/22

Rev. Description. By. Date.

 Infill door opening to the base of the stairs into the adjoining Unit with dense concrete block laid flat, 215mm on bed, min density of block to be 1840Kg/m³, finish each side with min 13mm lightweight plaster, mass of 10kg/m².

 Overboard the exiting ground floor ceiling with 9mm plasterboard screw fixed into the existing joists, all joints taped, finish with plaster skim.

 Stud walls to be min 75 x 50mm timber studs at 600mm horizontal centres, noggins at 900mm vertical centres, infill between the studs with min 50mm Rockwool Flexi insulation quilt, finish each side with min 12.5mm plasterboard and skim. Include plywood sheathing if supporting furniture.



Install new Electric hot water boiler.
 Throughout the property install new Electric panel radiators to all rooms with TRV controls.

 Below the existing floor, install min 200mm Rockwool Flexi mineral wool on netting between the joists. Maintain ventilation void below.

 Door openings to the first floor are to be blocked up with min 140mm concrete blocks, thickness to match the existing wall thickness.
 Over the wider ground floor wall, line out the first floor with timber studs, maintain min 10mm clearance between the rear of the stud and the existing wall, between the studs, fill with min 25mm Isover mineral wool insulation, finish with two layers of 12.5mm Soundbloc board and skim, all joints staggered.

Cooker Hood extracting to fresh air, providing 30 ltr/sec extract rate.
 Sink waste via 38mm dia pipe with 75mm deep seal trap, to discharge externally into the existing back inlet gully to the front of the building.

 Existing ceiling is to be underlined with new 9mm plasterboard and skim, screw fixed through the existing ceiling to the joists. Above the ceiling install 2 layers of mineral wool insulation to form min 300mm thick insulation layer, in 2 layers, between and over the ceiling joists. Install ventilation spacers to the eaves to maintain min 50mm ventilation void between the insulation and the underside of the roofing membrane.

Bathroom to include Vent Axia or equal and approved extract fan, venting through the wall to fresh air, the operation of the fan is to be linked to the control of the light and have an overrun of 15 minutes. Extract rate is to be 15 ltr/sec.
 The drains are to connect into the existing stack externally, the route from the bath waste is to be determined on site, and may require routing to the party wall and then boxed in below the ceiling to the external wall.



Rev.	Description.	By.	Date.
C	EHWB note added.		ANR 01/07/22
B	Fire doors annotated.		ANR 08/04/22
A	Kitchen Area opened up to create large open plan kitchen, Bathroom dimensions added.		ANR 11/03/22