LAND • PROPERTY • BUSINESS ACCOMMODATION

eastriding.gov.uk/propertysearch

(01482) 393998

EXPRESSIONS OF INTEREST INVITED

Beverley Friary, Friars Lane, Beverley HU17 0DF

- 6 BEDROOM (32 BED) YOUTH HOSTEL
- SUITABLE FOR A RANGE OF USES (SUBJECT TO RELEVANT PERMISSIONS)
- HISTORIC GRADE II* LISTED BUILDING WITHIN THE BEVERLEY CONSERVATION AREA.

CLOSING DATE: 12 NOON WEDNESDAY, 28 OCTOBER 2026

Valuation and Estates, County Hall, Beverley HU17 9BA

EAST RIDING OF YORKSHIRE COUNCIL

INTRODUCTION – THE OPPORTUNITY

The Friary is an important and fascinating building situated in the heart of Beverley. Its long history is intertwined with the development of the town over many centuries. The Council has been the owner of the Friary for some fifty years and it has been occupied and operated by the Youth Hostel Association for most of that time. In 2025 the YHA took the difficult decision to withdraw from the building and the Council is now seeking a new occupier that is viable, sustainable and compatible with its historic character, so as to secure its future. The Council therefore invites expressions of interest from parties with suitable resources and experience, wishing to take over and care for the property. The building would naturally lend itself to continued use as guest accommodation, but the layout may allow for additional or different functions. The Council welcomes imaginative and well-resourced proposals that clearly demonstrate a suitability for the building and a sensitivity to its nature, character and importance to the town of Beverley and its people.

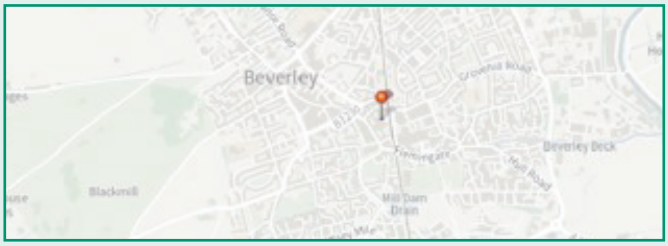
PROPERTY HISTORY

The building forms part of the Dominican Friary at Beverley, founded c.1240. The fine surviving building dates to the fourteenth century, and it likely served as a dormitory and library. Within the western section of the building is the Great Hall and its annexed rooms with panelling and wall paintings of national significance, features introduced when the building was converted to a private house after the Reformation.

In the 20th century its buildings and land were sold to a heavy engineering company (Armstrong Patents), and it fell into considerable disrepair. A proposed plan to demolish the building in the mid-twentieth century led to the foundation of a trust, and to a concerted campaign which secured its preservation and restoration. The property has most recently operated as a youth hostel.

AERIAL PHOTOS

LOCATION



Beverley is the county town of the East Riding of Yorkshire with a population of circa 31,000 (2021 census). Beverley is located eight miles (13km) north-west of Hull city centre and 32 miles (51km) east of York. The thriving market town has weekly markets held on Wednesdays and Saturdays.

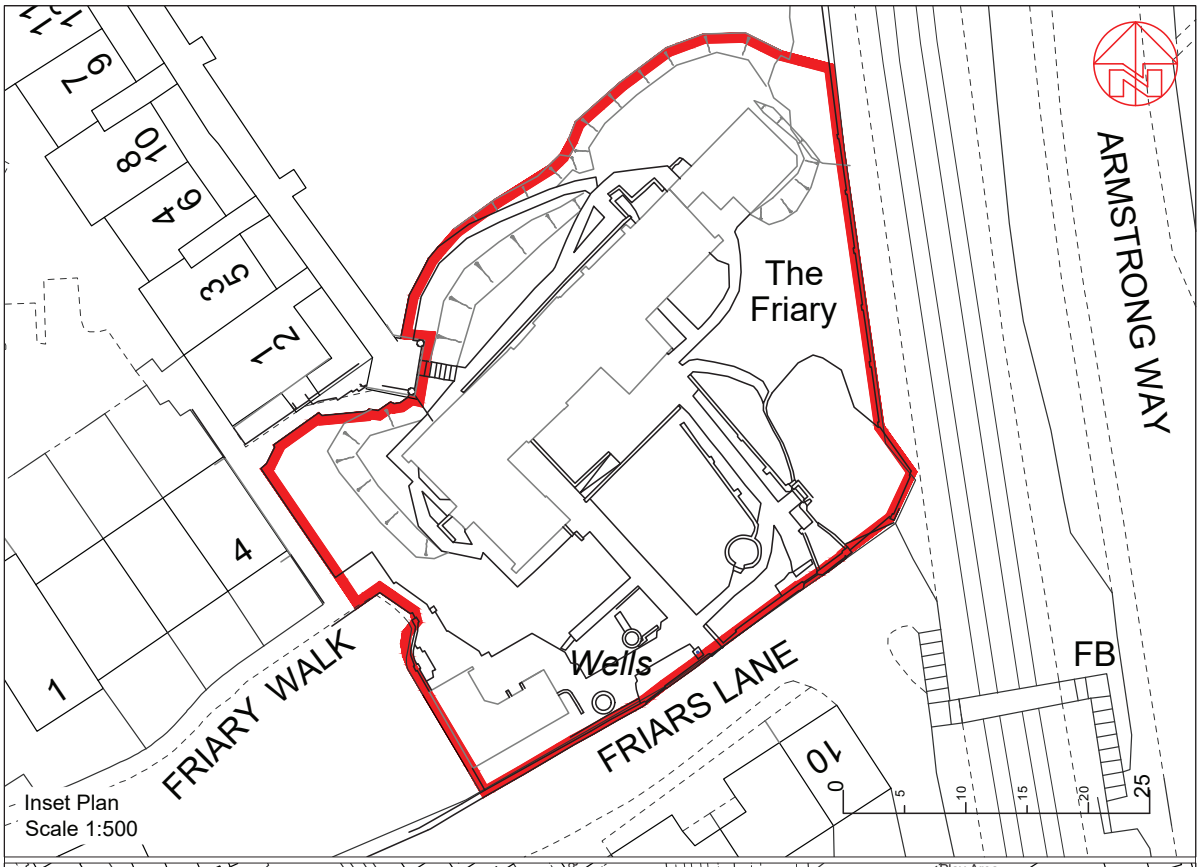
The town contains several landmarks, including Beverley Minster, Westwood Common, North Bar, St Mary's Church, and Beverley Racecourse.

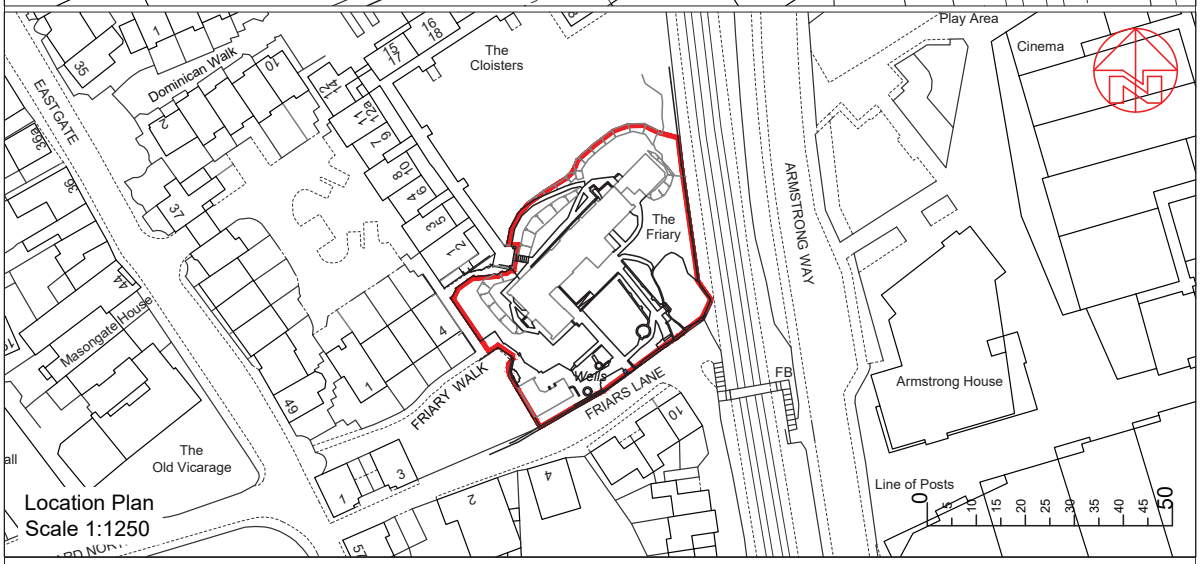
Beverley Friary is ideally located in the heart of the vibrant town, in close proximity to the imposing Grade I listed Beverley Minster. Nearby are Flemingate shopping centre and the town centre itself with a variety of shops, cafes, bars and restaurants. The railway station and other public transport links are within easy reach.

SITE AREA AND TENURE

The Council owns the Freehold Title to the property (as shown edged red on the plan below) under Title Numbers HS108666 and HS99431.

This site plan is provided for indicative purposes only and the final site area offered may be subject to change dependent upon interest the Council receives in the property.





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Beverley Friary, Friars Lane, Beverley.

Not to scale

EAST RIDING OF YORKSHIRE COUNCIL

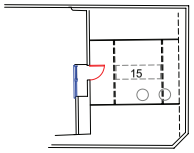
ACTING DIRECTOR OF INFRASTRUCTURE AND FACILITIES

COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
Tel.No. (01482) 393939
www.eastriding.gov.uk

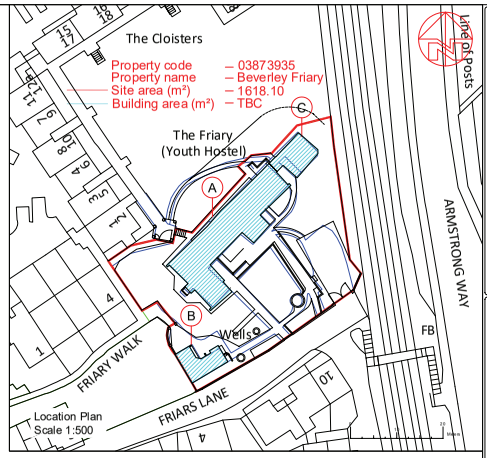
Infrastructure and Facilities Information retrieved from the Corporate Property Information System.	Scale @A4 1:500/1250	Date 05.05.2026	Property Code/Dwg. No. 03873935-2-1

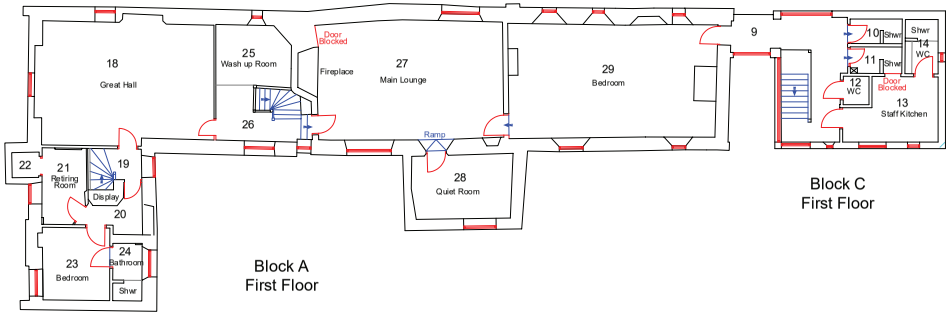
FLOORPLAN

Not to scale



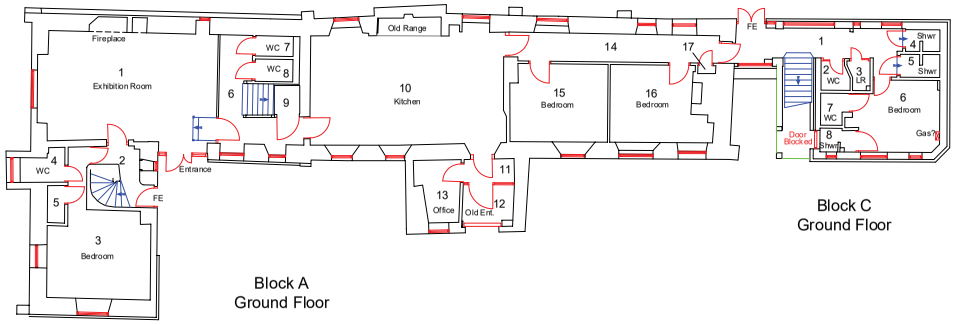
Block C
Loft/Tank Room
NOT SURVEYED





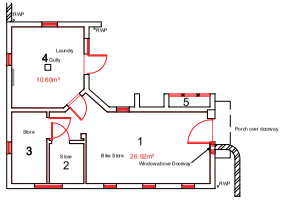
Block A
First Floor

Block C
First Floor



Block A
Ground Floor

Block C
Ground Floor



Block B
Store/Annex

0 2.5 5 Metres

Information Retrieved from the Corporate Property Information System.

DO NOT USE G.I.S. MAPS OR PLANS FOR DESIGN PURPOSES, OR SCALE DIMENSIONS FROM THIS DRAWING.

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Legend
- Boundary of Property
- Building Outline
- (A) Building Block Reference
- Room Divides
- Roof Line Canopies (External)
- Pedestrian Access Ramp (> up)
- Stairs or Steps (Arrow up)

Meters (Where Found)
- W Water Meter
- G Gas Meter
- E Electricity Meter

Block Description
- A Youth Hostel
- B Store/Drying Area
- C Wash Room

Date	Surveyor	Revision
02.11.1997	S.H.T.H.	
18.05.2004	P. Marston	
05.09.2011	M.H.	
08.03.2012	C E A	
07.06.2012	C E A	
03.11.2014	C E A	
08.06.2022	MH	
19.07.2022	AD	
15.07.2025	MH	
21.09.2025	R Warsfold	

EAST RIDING OF YORKSHIRE COUNCIL

DIRECTOR OF ASSET STRATEGY

COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
Tel No. (01482) 395555
www.eastriding.gov.uk

Drawing Title
Building Plans

Drawing Number
03873935/BG/001 1 of 1

Property
Beverley Friary, Friars Lane, Beverley.

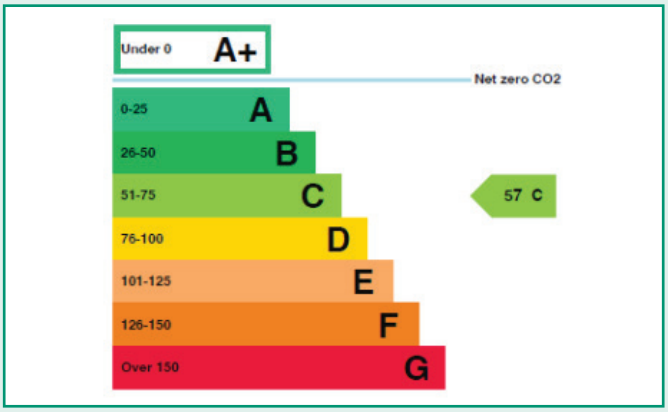
Scale @A1 1:100/500

Property Code 03873935

SERVICES

It is believed that mains gas, electricity and water supplies are available together with connection to the mains drainage system. Interested parties are advised to make their own enquiries with regard to the location and availability of services.

EPC



DEVELOPMENT POTENTIAL AND PLANNING

The property may be suitable for alternative uses, subject to obtaining any required planning and listed building consents.

Interested parties who may wish to make their own pre-planning application enquiries should visit:

eastriding.gov.uk/planning-permission-and-building-control/applications-for-planning-and-building-control/householder-planning-and-building-control-applications/pre-application-planning-advice

HISTORIC ENGLAND LISTING

Part of the property, known as The Old Friary, is Grade II* listed. This listing covers the entirety of both the interior and exterior of this portion of the property. The listing also covers a number of other ancillary structures, such as its historic boundary wall. Works which would affect the building's special historic and architectural interest would need listed building consent, and it is always recommended to confirm with the Council's historic environment team whether consent is required prior to commencing any works.

The relevant list entry is viewable online here:
historicengland.org.uk/listing/the-list/list-entry/1084062

It is understood that an application to update and expand this list entry is currently under review by Historic England.

PUBLIC ACCESS

The Council proposes that any future operator of the premises will be required to facilitate public access to the areas of the building of the greatest historic interest, at scheduled times to be agreed. These are identified as rooms 1, 2, 18, 19, 20 and 21 on the attached floor plan. These rooms contain a number of fixtures, fittings and decorative finishes of particular historic and architectural interest, including historical wall paintings and panelling.

CONSERVATION AREA

The property is within the Minster area of Beverley Conservation Area and any scheme will need to pay special attention to the desirability of preserving and enhancing the character or appearance of that area. Guidance on this is provided in the Beverley Conservation Area Appraisal.

VAT

We understand that the property is not elected for VAT purposes.

RATEABLE VALUE

The premises are described as 'hostel and premises' with a Rateable Value of £13,000. The local billing authority is 'East Riding of Yorkshire Council' under billing reference number 'BEV101015000N'.

The above figure is provided for reference only. For confirmation of rates payable please contact the East Riding of Yorkshire Council Business Rates Service on (01482) 394748

COSTS

In addition to the bidder's consideration for the property a contribution of £4,000 (four thousand pounds) towards the Council's selling costs will also be payable on completion.

WARRANTY

No warranty is given or implied as to the condition or suitability of the property for the interested parties intended use.

EXPRESSIONS OF INTEREST

The Council is inviting expressions of interest for Beverley Friary. This may be on a leasehold or freehold basis. Any proposal submitted will need to be accompanied by an outline business plan which demonstrates that the proposed use is within the keeping of the heritage asset, is properly resourced and has a long term and sustainable future.

Unconditional and conditional offers will be considered on their own merits. The Council is not obliged to accept the highest or any bid.

It is likely the Council will seek further information from short listed bidders following this initial round of marketing which may include the Council opting to request 'best and final' sealed bids before making a decision.

The closing date for Expressions of Interest is 12 noon Wednesday, 28 October 2026.

Expressions of Interest should be posted using the return label at Appendix 2.

FURTHER INFORMATION AND TO VIEW

Viewings are available strictly by appointment. Contact Valuation and Estates:

Nina Mitchell
@ nina.mitchell@eastriding.gov.uk
(01482) 393931

Misrepresentation Act 1967: (As amended by section 8 (1) of the Unfair Contract Terms Act 1977)

East Riding of Yorkshire Council give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the Property are to be relied on as statements or representations of fact. 3. Intending Tenant(s) or Licensee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The Council does not make or give any person in their employment any authority to make or give any representation or warranty whatsoever in relation to the Property

APPENDIX 1
BEVERLEY FRIARY, FRIARS LANE, BEVERLEY HU17 0DF

CLOSING DATE: 12 NOON ON WEDNESDAY, 28 OCTOBER 2026

I/WE (name)	
ADDRESS	
POSTCODE	
EMAIL	
PHONE	

Submit an EXPRESSION OF INTEREST in the Freehold/Leasehold (delete as appropriate) interest in Beverley Friary as follows.

Proposed use of Beverley Friary (continue on separate sheet if necessary). Please include as much detail as possible, including any conditions to which your interest is subject i.e. planning/proposals for public access. Please also outline your resources, funding and experience (or proposed professional support) in occupying and sustaining heritage assets.

Premium payment
£
(Please state offer in words)
Rental payment
£ per annum
(Please state offer in words)

I understand a further £4,000 as a contribution towards the Seller's Costs will be payable on completion of any property transfer.

SIGNED	

Dated this ..... day of 2026

APPENDIX 2

THE RETURN LABEL

(Cut here and affix to the front of an A4 brown envelope)

EAST RIDING OF YORKSHIRE COUNCIL

EXPRESSIONS OF INTEREST:
BEVERLEY FRIARY, FRIARS LANE,
BEVERLEY HU17 0DF

FAO NINA MITCHELL

CLOSING DATE: 12 NOON ON WEDNESDAY, 28 OCTOBER 2026

IMPORTANT NOTE TO DESPATCH – DO NOT OPEN THIS ENVELOPE

Received on..... 2026 at..... am / pm by.....

To:
The Chief Executive
East Riding of Yorkshire Council
County Hall, Cross Street
Beverley, East Riding of Yorkshire
HU17 9BA