



For Sale

The Coach House Wawne Road, Hull HU7 4YG

- Redevelopment opportunity.
- On site regeneration currently ongoing.
- Suitable for office or residential subject to planning.
- Of interest to developers.

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Location & Situation

The property is situated along Wawne Road within the suburb of Sutton-on-Hull. The property is located approximately 3.5 miles north east of Hull and 8 miles south east of Beverley.

The surrounding area comprises predominantly residential with North Point Shopping Centre situated close by.

Description

The property comprises of a detached former "coach house" premises situated within landscaped grounds and opposing the premises known as Netherhall which is also available to purchase.

The immediate area is currently undergoing redevelopment to deliver approximately eight brand new bungalows to cater for supported living which include on site staff facilities. The property itself presents a significant redevelopment opportunity either for office use or possible residential subject to planning.

Accommodation

We understand the accommodation equates to circa 1,700 sq. ft (157.93 sq. m).

EPC

Details available upon request.

Planning

We understand the property benefits from use under Use Class E however interested parties are advised to check with the local authority to determine the current use class permissions.

Business Rates

Interested parties are advised to contact Hull City Council to check and determine the current rating assessment.

Services

We understand electricity is connected and further details on additional services is available on request.

VAT

We understand VAT is not payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs in connection with the sale.

Price/Terms

The freehold interest is available for sale with at a guide price of £125,000. Both the Coach House and adjacent Netherhall are available to be purchased together at a guide price of £350,000.

Viewings strictly via appointment through us as sole agents.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: jonathan@barkerproperty.uk

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