



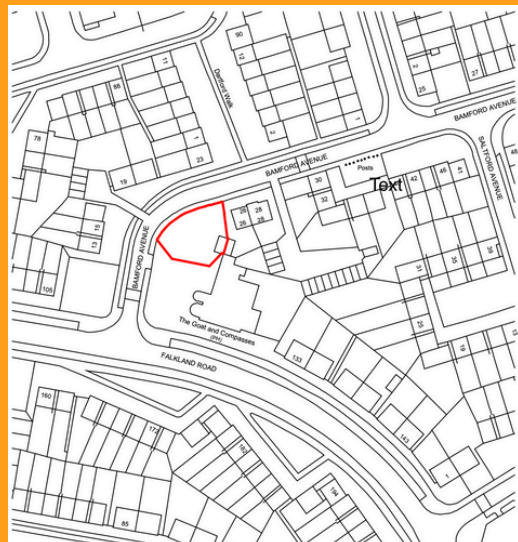
# For Sale

**Bamford Avenue, Hull HU7 4YG**

- Residential development plot.
- Of interest to developers.
- Consent for two 3-bed semi-detached houses.
- Guide price £95,000.

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## Planning

The site has planning consent for two three bedroom semi-detached houses under planning ref: 23/03549/FULL. Further information can be obtained via Hull City Council's planning portal.

## Council Tax

The site is currently a plot historically forming part of the adjacent former pub which has consent to be converted into brand new apartments. the plot itself has consent for two 3-bed semi-detached houses with off-street parking and rear gardens.

## Services

We understand the site has the ability to be connected to mains water, electricity and drainage.

The site presents an opportunity for a local developer to create two brand new dwellings within a popular area of east Hull.

## 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.

## Accommodation

We understand the total site to be 0.09ac (0.04ha) or thereabouts.

**EPC**

The site is currently exempt from requirements of an EPC. It is assumed both houses once developed will have an EPC rating between A-B.

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