

For Sale

Bamford Avenue, Hull HU7 4YG

- Residential development plot.
- Consent for two 3-bed semidetached houses.

- Of interest to developers.
- Guide price £95,000.



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Location & Situation

The site is situated along Bamford Avenue at the corner of Falkland Road within East Hull. Bamford Avenue is located approximately 4.5 miles east of Hull.

The surrounding area comprises predominantly residential with local shops and amenities situated close by.

Description

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.

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

The property appeals to both owner occupiers and developers with the property being suitable for redevelopment to other uses subject to planning.

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.

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

We understand the site is yet to be assessed for council tax purposes.

Services

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

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 at a guide price of £95,000.

Viewings strictly via appointment through us as sole agents.

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