



FOR SALE

EAST HULL FIRE STATION, SOUTHCOATES LANE, HULL, HU9 3TS





- ◆ **UNIQUE RE-DEVELOPMENT OPPORTUNITY**
- ◆ **EXISTING BUILDINGS APPROX. 1,287.5 SQ M (13,863 SQ FT)**
- ◆ **TOTAL SITE AREA APPROX. 0.3 HECTARES (0.75 ACRES)**
- ◆ **LOCALLY LISTED**
- ◆ **SUITABLE FOR APARTMENTS, RETIREMENT LIVING, CONVENIENCE / NEIGHBOURHOOD RETAIL (STP)**
- ◆ **FREEHOLD**



LOCATION The property is situated on the east side of Southcoates Lane, just to the south of the junction with Southcoates Avenue and Preston Road. This is a predominantly high density residential area three miles to the east of Hull City Centre. The property is ½ a mile to the north of the junction with Hedon Road which provides access to the Port and associated industrial areas. Hedon Road provides access to the M62 and the national motorway network to the west via the A63. The location is supported by a range of neighbourhood shopping facilities and takeaways etc together with Southcoates Primary School and Archbishop Sentamu Academy being located close by. A wider range of shopping and neighbourhood facilities are available approx. one mile to the east on Holderness Road including Asda, Matalan and DW Fitness First.

Hull is the principal city within the Humber region having a population of some 280,000 with a wider catchment area. The city has a strong maritime heritage and much of the local economy is centred around the ports and logistics. There has been significant growth around the renewables sector in recent years and other major employers in the region include the food, engineering and pharmaceutical sectors.

EXISTING ACCOMMODATION The original part of the property is understood to date from 1932 and provides the original appliance bays with ancillary office, administration, stores and welfare accommodation to the first floor and two side wings. The main building is of two storey brick construction with stone detailing under a pitched tile roof. The side wings are of similar construction, but under flat roofs. The training tower is situated to the rear of the main building. The main building also includes a small basement area. To the side there is a more modern workshop building of single storey brick construction under a pitched profile sheet roof. Externally the site is open plan to the front boundary with the remainder marked primarily by palisade fencing. The property is not a Listed Building but is on the Hull City Council “Local Buildings List” due to its architecture and historic interest.

The gross internal area of the buildings is approx. 1,287.5 sq m (13,853 sq ft) in a site of approx. 0.3 hectares (0.75 acres)

RE-DEVELOPMENT POTENTIAL An indicative scheme was prepared a few years ago providing part conversion / part new build and with a total of 25 apartments providing a mixture of one and two bedroom units. The scheme was prepared to suit either traditional apartments or retirement living. The building also lends itself to a mixed use commercial and residential scheme. Interested parties are advised to discuss their proposed development with Hull City Council.

HM Land Registry Current title plan

Title number **HS328506**
Ordnance Survey map reference **TA1230SE**
Scale **1:1250**
Administrative area **City of Kingston upon Hull**



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ADDITIONAL INFORMATION

Local Authority: Kingston upon Hull City Council

Rateable Value: £69,000 (Fire station and premises).

EPC: Main Building F (147). Workshop E (116)

Plans and Asbestos Survey: Copy plans and Asbestos Survey are available on request.

Tenure: The property is freehold and will be sold with vacant possession on completion.

Services: All mains services are connected to the property. The services have not been tested and prospective purchasers are advised to check on the suitability of the services for their proposed use / development.

VAT: VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs.

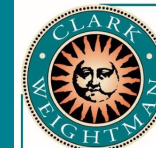
Viewings: A series of "block viewings" will be held during the marketing period.

TERMS

"Best Bids" are invited for the property to reach our office by 12 Noon on Wednesday 4th December either by post, hand delivered or by email. Envelopes should be clearly marked "Fire Station Offer", and emails should be sent to carlbradley@clarkweightman.co.uk and include "Fire Station Offer" in the subject line. A sale will be considered on a conditional basis subject to the buyer obtaining planning consent for the redevelopment of the property. An outline of the development proposal, details of how the purchase is to be funded and a proposed timeline should be included with the offer.

Carl Bradley - Director
07971 875863
carlbradley@clarkweightman.co.uk

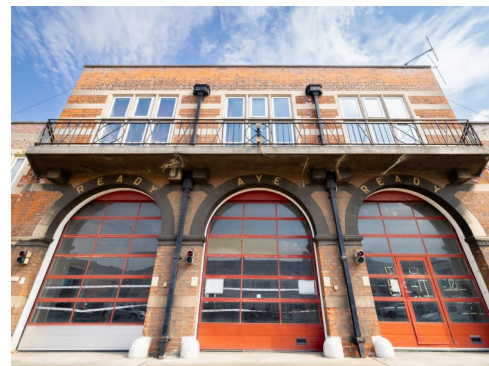
Rob Hutchinson - Operations Manager
07903 141594
robhutchinson@clarkweightman.co.uk



**01482
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Chartered Surveyors and
Commercial Property Consultants

www.clarkweightman.co.uk



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