

FOR SALE

LAND SOUTH OF

69-72, CHARLES STREET, TOWN CENTRE, HULL,
EAST YORKSHIRE, HU2 8DQ

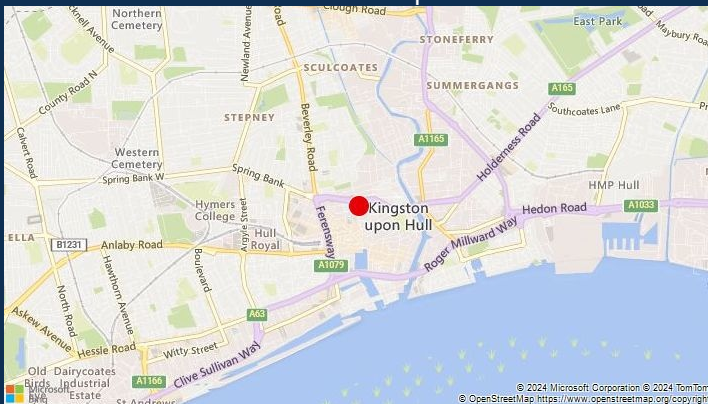


Price - £100,000 (Offers in Excess of)

Residential Land & Development
0.04 acres (0.02 Ha.)

Property Features

- Planning approved on the 24th of July 2024, Planning Ref; 23/03537/FULL consists of three residential dwellings, two 3 bed and one 3 bed with study.
- Each dwelling has the benefit of its own private balcony.
- In close proximity to Hull city centre amenities and Hull New Theatre.
- Walking distance from Hull's Transport Interchange.
- Plans are available on request.



Enquiries

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Location

The premises are situated on the east side of Charles Street at the junction of Charles Street and John Street within close proximity to Hull New Theatre and Kingston Square. The property benefits from being in close proximity to Hull city centre amenities as well as being within walking distance from Hull's transport Interchange. T

Description

The site was approved for planning on the 24th of July 2024 as per Planning Reference No. 23/03537/FULL for consent to develop two 3 storey dwellings and one 4 storey dwelling.

Dwellings 1 and 2 benefit from ground floor lounge , diner, kitchen and WC facilities, with the first floor comprising of two bedrooms with shared WC and bathroom, and the second floor having a double bedroom with ensuite and private balcony. Dwelling 3 consists of a four storey property with the ground floor being made up of lounge, diner, kitchen and WC facilities, the first floor having 2 bedrooms with shared bathroom and WC facilities, the second floor having a double bedroom with ensuite and its own private balcony and the third floor consisting of a study.

The development has a communal internal bin store, with cycle racks and plant and storage for the development. Local Authority is Hull City Council.

Accommodation

The following floor areas have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Dwelling 1	1,087	100.98
Dwelling 2	1,087	100.98
Dwelling 3	1,399	129.97

Service Charge

There is no service charge implemented on this property.

Services

The site is connected to main drains, water, electricity and gas. It is advised interested parties check the availability for their own purposes.

EPC Rating

There is no EPC rating on the site.

Price

We have been appointed to seek offers in excess of £100,000 for the freehold interest.



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