

Craven Park, Preston Road,
Hull, HU9 5HE

FOR SALE

Residential development
allocation under the Local Plan

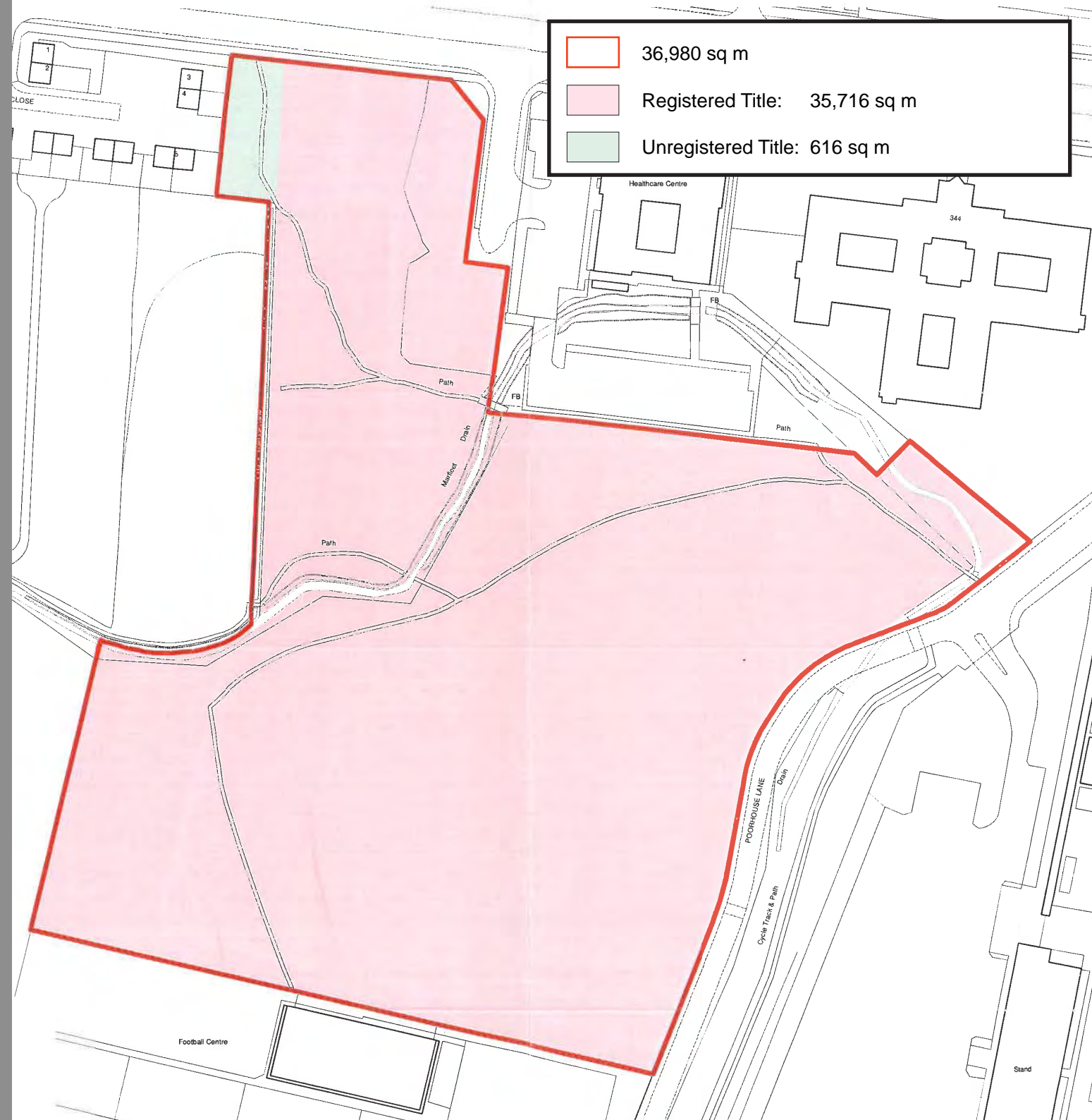
Planning Permission recently granted
for 135 2, 3 and 4 bedroom dwellings
Planning Ref: PP-05280272 and 16/01019/OUT

The area has attracted significant
investment in recent years inc.
leisure & healthcare facilities

Craven Park Stadium is the home of
Superleague Hull Kingston Rovers
rugby club

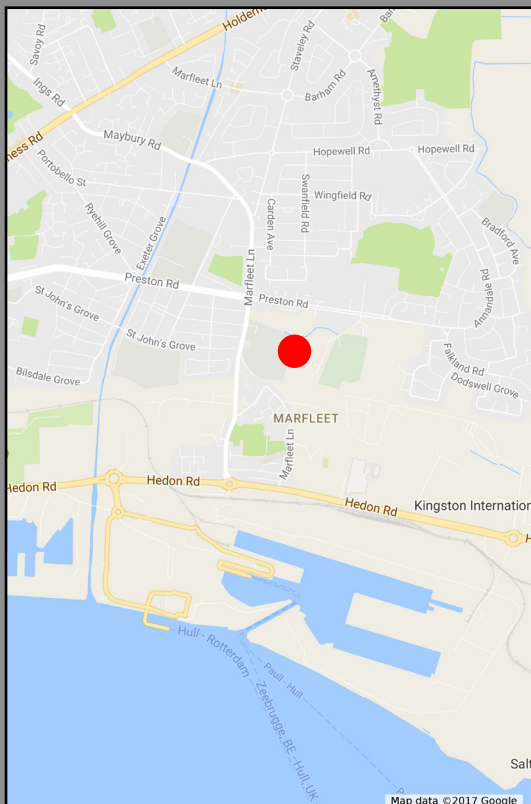
Offers Invited

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

This East Hull site is on the south side of Preston Road to the west of the Craven Park Stadium. Fronting Preston Road are healthcare and residential developments, a medical centre and Poundstretcher supermarket. To the rear are the Soccer Sensations leisure development and the Fast Track Karting Circuit. To the west are allotments and a school beyond. The site is set within a predominantly residential area with junior and senior school provision.

Access to the site will be direct from Preston Road adjacent to the Primary Care Trust Surgery.

DESCRIPTION

The subject site may be extended to Preston Road and across the proposed stadium link road. Frontage land has been retained from this marketing exercise following the receipt of planning approval for hotel and public house development.

A partnership between the City Council, Hull Kingston Rovers and Kingston Community Developments Limited is undertaking a phased transformation of land in the vicinity of the Stadium as a focal point for leisure and community activity and new residential development.

SERVICES

We have undertaken services enquiries that are available on request. Preliminary ground investigations have already been undertaken to assist developers.

TERMS

The freehold interest is available and proposals conditional on the receipt of detailed planning approval will be considered.

ENERGY PERFORMANCE RATING: Not Applicable

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.5414**

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