

11 - 13 Baker Street,
Hull, HU2 8HP

FOR SALE

Freehold residential
development opportunity

Situated within Hull city centre

Listed building consent for
residential conversion to 14 flats

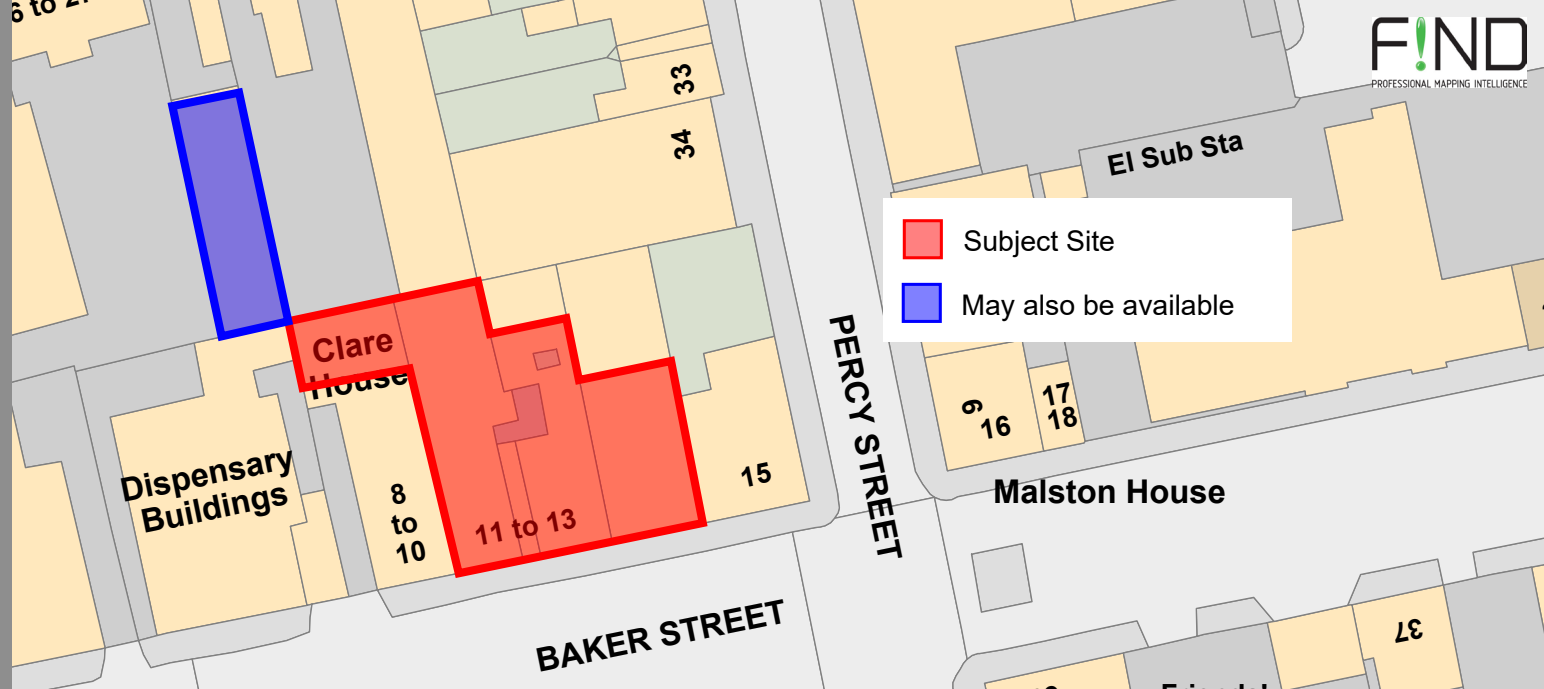
Grade II listed with an
attractive frontage

Quiet setting for residential use

Available immediately with
vacant possession

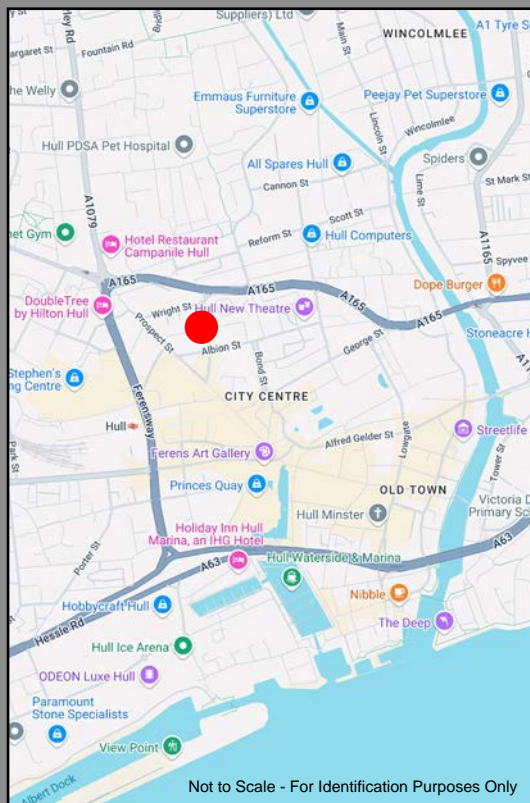
Guide Price £350,000

Scotts
01482 325634



11 - 13 Baker Street,
Hull, HU2 8HP

FOR SALE



Scotts
01482 325634
www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located on the north side of Baker Street within Hull city centre near the main retailing areas, Hull transport Interchange, the Albion Square development and new Community Diagnostic Centre.

The property comprises three Georgian mid-terrace buildings of brick construction, built to a three-storey height beneath a pitched roof. The building has been extended to the rear with a two-storey and single-storey projection of brick construction beneath a combination of mono-pitched and flat roofs. Windows are single glazed timber frame. The property has been vacant for sometime and requires a full scheme of refurbishment throughout.

ACCOMMODATION

c.890 sq m (9,580 sq ft) GIA

The freehold is shaded in red for identification purposes only. The site shaded blue may also be available subject to a purchasers requirement.

PLANNING

The property is situated in the Georgian New Town Conservation Area and is Grade II listed under the Historic England list entry No.1297012.

There is an approved application for listed building consent dated 16 January 2024 for conversion to 14 flats – 12 x 1 bed and 2 x 2 bed.

Further information can be obtained via the Hull City Council planning reference 21/00623/LBC. A copy of the Decision Notice and floor plans are attached. Interested parties are advised to make planning enquiries direct to Hull City Council.

RATEABLE VALUE

The property has been removed from the Rating List.

DISPOSAL TERMS

The freehold shaded red is offered For Sale with vacant possession at a guide price of £350,000.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE: Requires assessment

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7237**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

Mr David Ettridge
17 Princes Dock Street
Kingston Upon Hull
HU1 2LP

Chris Peach
Tel: (01482) 612734

16 January 2024

Dear Sir(s)

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Your Application:- PP-09707666
(Check on-line with System Reference Number :- 21/00623/LBC)

Application for listed building consent for:-

1. Internal alterations in connection with conversion to 14 flats
2. External alterations to rear elevations
3. Alterations to create internal courtyard

At:- 11 - 13 Baker Street, Kingston Upon Hull, HU2 8HP,

has been APPROVED subject to the following conditions:-

Hull City Council acting as the Local Planning Authority has considered your application described above and has decided to GRANT PERMISSION subject to the following conditions as set out below. Your further attention is drawn to any informatives attached thereafter.

- 1) The development must be carried out in complete accordance with the following approved documents
Approved plans; (drawing no. 19 54 013B, 19 54 010 F, 19 54 011C, 19 54 012 C, 19 54 007A)

Reason: to provide clarity to the permission and to comply with policy 14 of the Local Plan

- 2) The development hereby permitted shall be begun within three years of the date of this permission (to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended)).

3) Details of a sound attenuation scheme for the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The scheme shall be in accordance with BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and carried out as approved before the use commences and shall thereafter be retained (in the interests of amenity and to comply with policies 14, 16 and 49 of the Local Plan). A pre-commencement condition is required to ensure satisfactory attenuation measures are agreed and carried out.

4) No development shall commence until a noise survey has been carried out in accordance with details to be first submitted to and approved by the Local Planning Authority, and shall include details of any mitigation measures required to protect prospective occupiers of the dwellings from disturbance by noise from traffic and commercial premises in the locality. The development shall thereafter proceed in accordance with the approved mitigation measures, and such measures shall be thereafter retained. A pre-commencement condition is required to ensure satisfactory noise control measures are in place (in the interests of residential amenity and to comply with policy 14, 16 and 49 of the Local Plan).

5) Prior to the commencement of the use, provision shall be made for the storage of refuse in accordance with details to be submitted in writing and shall also include arrangements for the collection of refuse. A pre-commencement condition is required to ensure adequate refuse facilities (in the interests of amenity, and to comply with policy 14 and 16 of the Local Plan).

6) No meter boxes and letter boxes shall be located on the front and side elevation of the building without the prior written approval of their location by the Local Planning Authority (in the interests of visual amenity and to comply with policies 14 and 16 of the Local Plan).

7) The use approved shall not commence until secure cycle parking facilities have been provided in accordance with written details to be submitted to the Local Planning Authority. The cycle parking shall subsequently be retained in its entirety for such use. A pre-commencement conditions is required (in order to ensure adequate secure provision for cyclists and to comply with policies 16, 25 and 36 of the Local Plan).

8) The development shall be carried out in accordance with the submitted Design & Access Statement Including Flood Risk Assessment and the following mitigation measures it details:

- a) Flood protection to a level of 600mm. Flood protection to include: -
 - I. Flood barriers to doors, or new flood resistant doors
 - II. Covers to air bricks.
 - III. New electrics to be set above 900mm (over existing floor levels)

b) A safe egress at approx. 6.300m AOD and a link to Floodline, the Environment Agency warning system.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority (to protect the development against existing and future flood risk and to comply with Local Plan Policy 40).

9) No development shall take place until an Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should detail the type and location of 2No. integral bat roosting features to be incorporated within the buildings; boxes should be positioned to avoid artificial illumination. The approved works shall be implemented in full during development and will be retained in perpetuity unless agreed otherwise in writing by the LPA. This pre-commencement condition is imposed to make provision for natural habitat within the development and to comply with the National Planning Policy Framework (NPPF), the Natural Environment and Rural Communities (NERC) Act 2006 and policy 44 of the Hull Local Plan.

10) Details of a fire proofing scheme for the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The scheme shall be carried out as approved before the use commences and shall thereafter be retained. In the interests of amenity and to comply with policies 14 and 16 of the Local Plan. A pre-commencement condition is required to ensure fire proofing measures are agreed and carried out.

11) Details of equipment to control the emission of fumes, including the location and design of any external pipe or flue and measures to mitigate noise from the extraction equipment, shall be submitted to and approved in writing by the Local Planning Authority. The approved equipment shall be installed before the use commences and thereafter retained and operated in accordance with the manufacture's specifications/instructions. A pre-commencement condition is required in the interests of amenity and to comply with policies 14 and 16 of the Local Plan.

Yours Faithfully

John Craig
Head of Planning

NOTES

1. This permission is granted for the purposes of the Town and Country Planning Acts only, and it may also be necessary for approval to be obtained under other enactments, building by-laws and general statutory provisions in force in the area.

This notice grants only Listed Building Consent in accordance with Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning permission for the works or related development may also be needed, as may consent under the building regulations and other statutory provisions in force in the area.

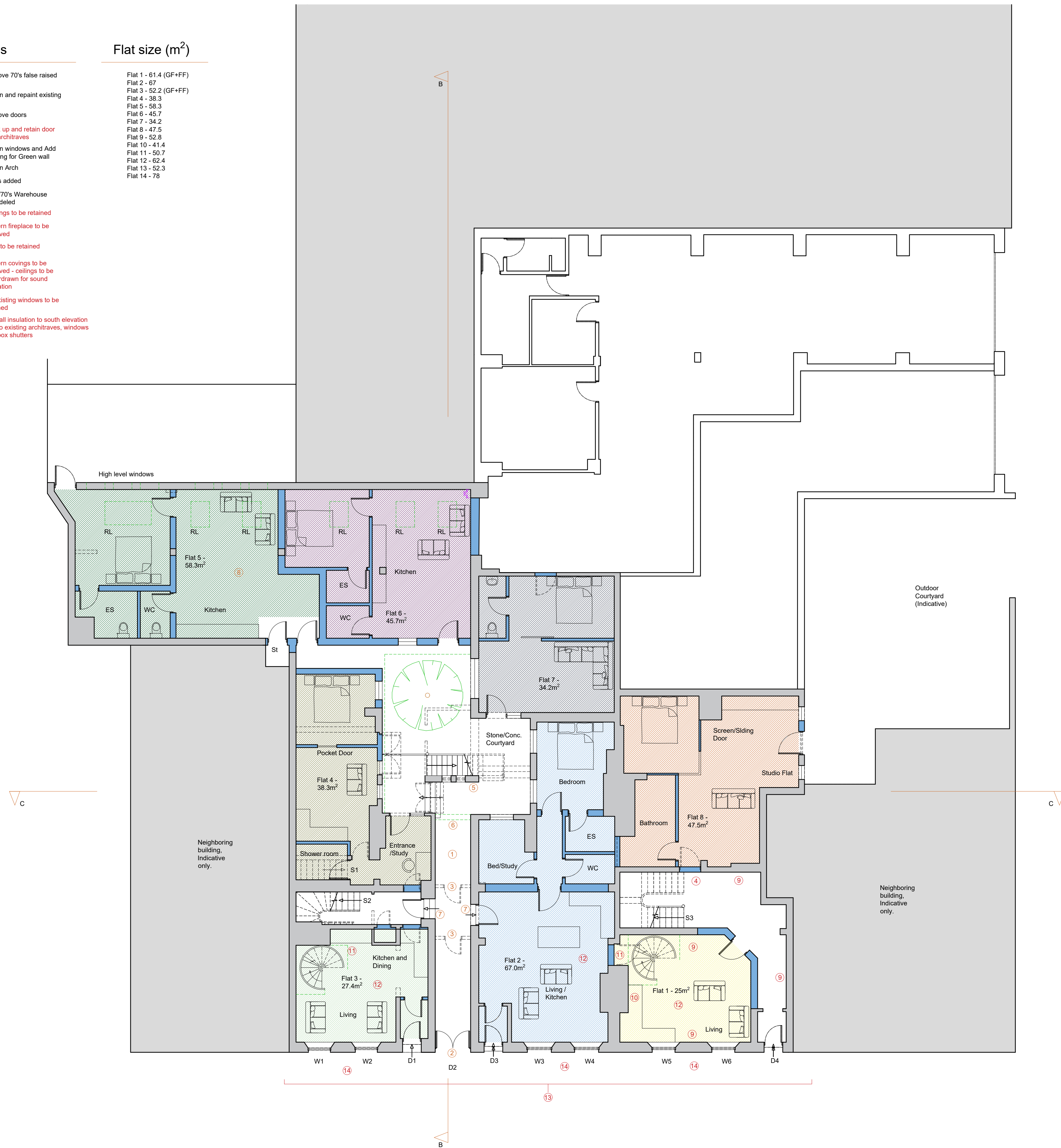
2. In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the consent granted by this notice is subject to the condition that the work to which it relates must be begun not later than the expiration of:-
 - (a) Five years beginning within the date on which the consent is granted or;
 - (b) Such other period (whether longer or shorter) beginning with the said date as the Authority granting the consent may direct, being a period which the Authority considers appropriate having regard to any material considerations.
3. If the applicant is aggrieved by the decision of the Local Planning Authority to grant consent subject to conditions he may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The appropriate form is obtainable on request from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 01173728553.
The Secretary of State has power to allow a longer period for the giving of the Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress.
4. If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the District in which the land is situated, a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
5. In certain circumstances, a claim may be made against the Local Planning authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Notes

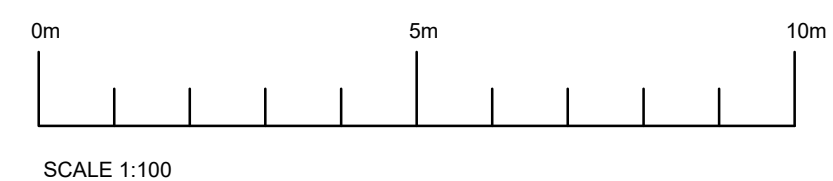
- Remove 70's false raised floor
- Retain and repaint existing gate
- Remove doors
- Block up and retain door and architraves
- Retain windows and Add planting for Green wall
- Retain Arch
- Steps added
- 1960/70's Warehouse remodeled
- Skirtings to be retained
- Modern fireplace to be removed
- Arch to be retained
- Modern covings to be removed - ceilings to be underdrawn for sound insulation
- All existing windows to be retained
- No wall insulation to south elevation due to existing architraves, windows and box shutters

Flat size (m²)

Flat 1 - 61.4 (GF+FF)
Flat 2 - 67
Flat 3 - 52.2 (GF+FF)
Flat 4 - 38.3
Flat 5 - 58.3
Flat 6 - 45.7
Flat 7 - 34.2
Flat 8 - 47.5
Flat 9 - 52.8
Flat 10 - 41.4
Flat 11 - 50.7
Flat 12 - 62.4
Flat 13 - 52.3
Flat 14 - 78



Proposed Ground Floor Plan
SCALE 1:100



General Notes

NOTES: -

This drawing must NOT be scaled.

Work shall not commence until planning and building regulation approvals have been obtained in full.

All dimensions and levels to be checked on site by contractor and any discrepancies to be reported to the architect and client prior to commencement of work on site.

All drains & services to be located by contractor.

This drawing is for building control purposes only. Detail design and specification shall be the sole responsibility of the contractor.

The Contractor is to allow for those items of work which are not specifically identified in the Contract Documents but which it is reasonable to expect an experienced contractor to identify from them as being necessary (such as but without prejudice to the foregoing - screws, noggins, supports, flashings etc).

Copyright

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Amendments

C	Detail revised following visit with conservation (in Red)	07/07/21
B	Annotations added	06/04/21
A	Annotations added	30/03/21

Rev	Amendment	Date
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ETTRIDGE ARCHITECTURE LTD

17 PRINCES DOCK STREET
HULL
EAST YORKSHIRE
HU1 2LP

(T) 01482 770159 www.ettridge.net

Project:
**Baker Street
Hull**

Client:
Jason Metcalf

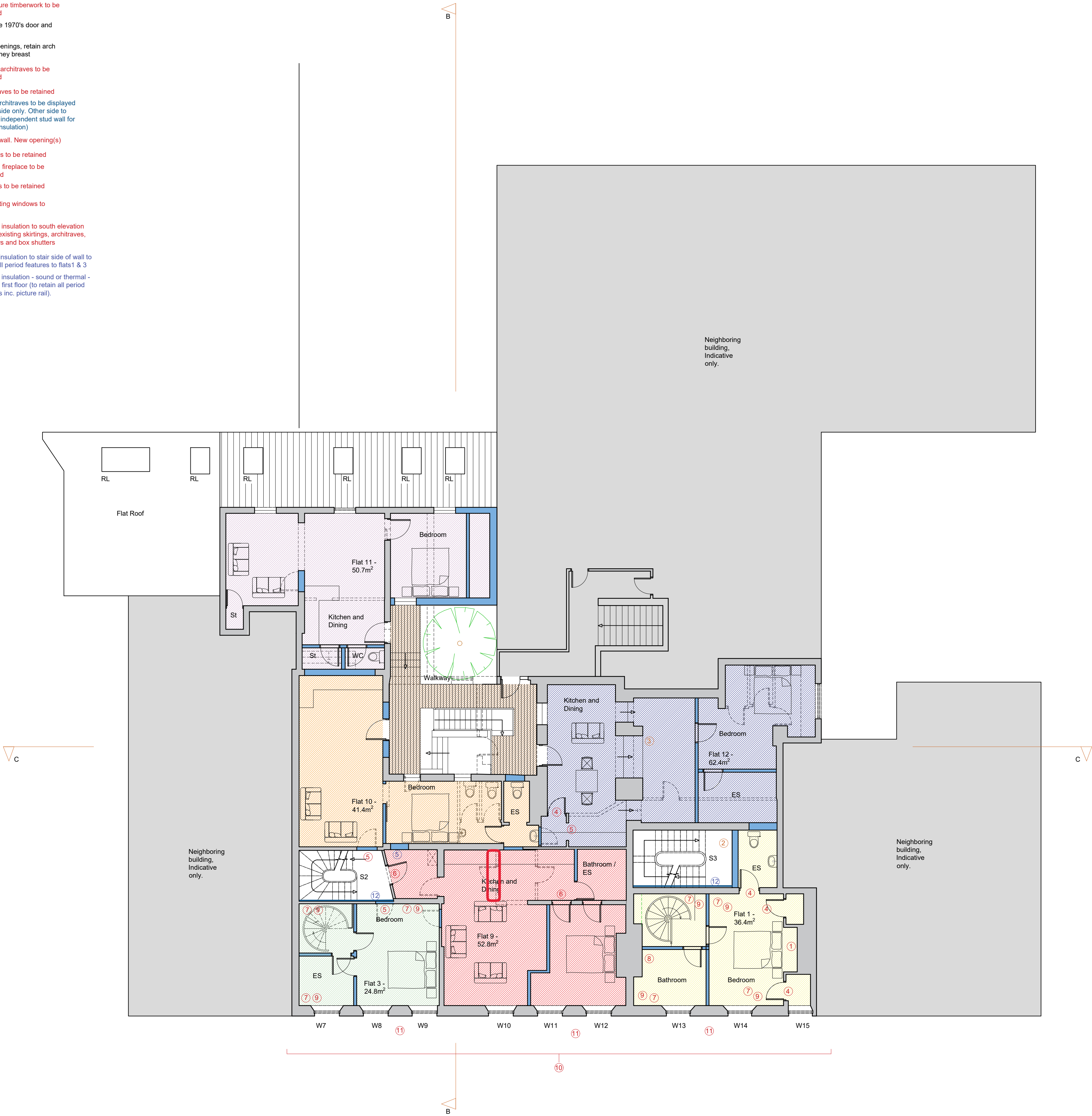
Drawing Title:

**Proposed Ground Floor
Plan**

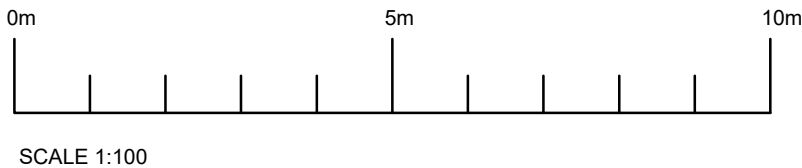
Compass:		Phase:	PLANNING
Drawn by:	JD	Checked by:	DE
Drawing No:	19 54 010 C	Scale:	1:100 @ A1
		Date:	APRIL 2021

Notes

- ① All feature timberwork to be retained
- ② Remove 1970's door and screen
- ③ New openings, retain arch in chimney breast
- ④ Door & architraves to be retained
- ⑤ Architraves to be retained
(Door/architraves to be displayed to one side only. Other side to receive independent stud wall for sound insulation)
- ⑥ Retain wall. New opening(s)
- ⑦ Skirtings to be retained
- ⑧ Modern fireplace to be removed
- ⑨ Covings to be retained
- ⑩ All existing windows to retain
- ⑪ No wall insulation to south elevation due to existing skirtings, architraves, windows and box shutters
- ⑫ Sound insulation to stair side of wall to retain all period features to flats 1 & 3
- ⑬ No wall insulation - sound or thermal - to flat 1 first floor (to retain all period features inc. picture rail).



Proposed First Floor Plan
SCALE 1:100



General Notes

NOTES: -

This drawing must NOT be scaled.

Work shall not commence until planning and building regulation approvals have been obtained in full.

All dimensions and levels to be checked on site by contractor and any discrepancies to be reported to the architect and client prior to commencement of work on site.

All drains & services to be located by contractor.

This drawing is for building control purposes only. Detail design and specification shall be the sole responsibility of the contractor.

The Contractor is to allow for those items of work which are not specifically identified in the Contract Documents but which it is reasonable to expect an experienced contractor to identify from them as being necessary (such as but without prejudice to the foregoing - screws, noggins, supports, flashings etc).

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Amendments

D	Detail revised following e-mail from conservation (in blue)	02/12/21
C	Detail revised following visit with conservation (in Red)	07/07/21
B	Annotations added	06/04/21
A	Annotations added	30/03/21

Rev	Amendment	Date
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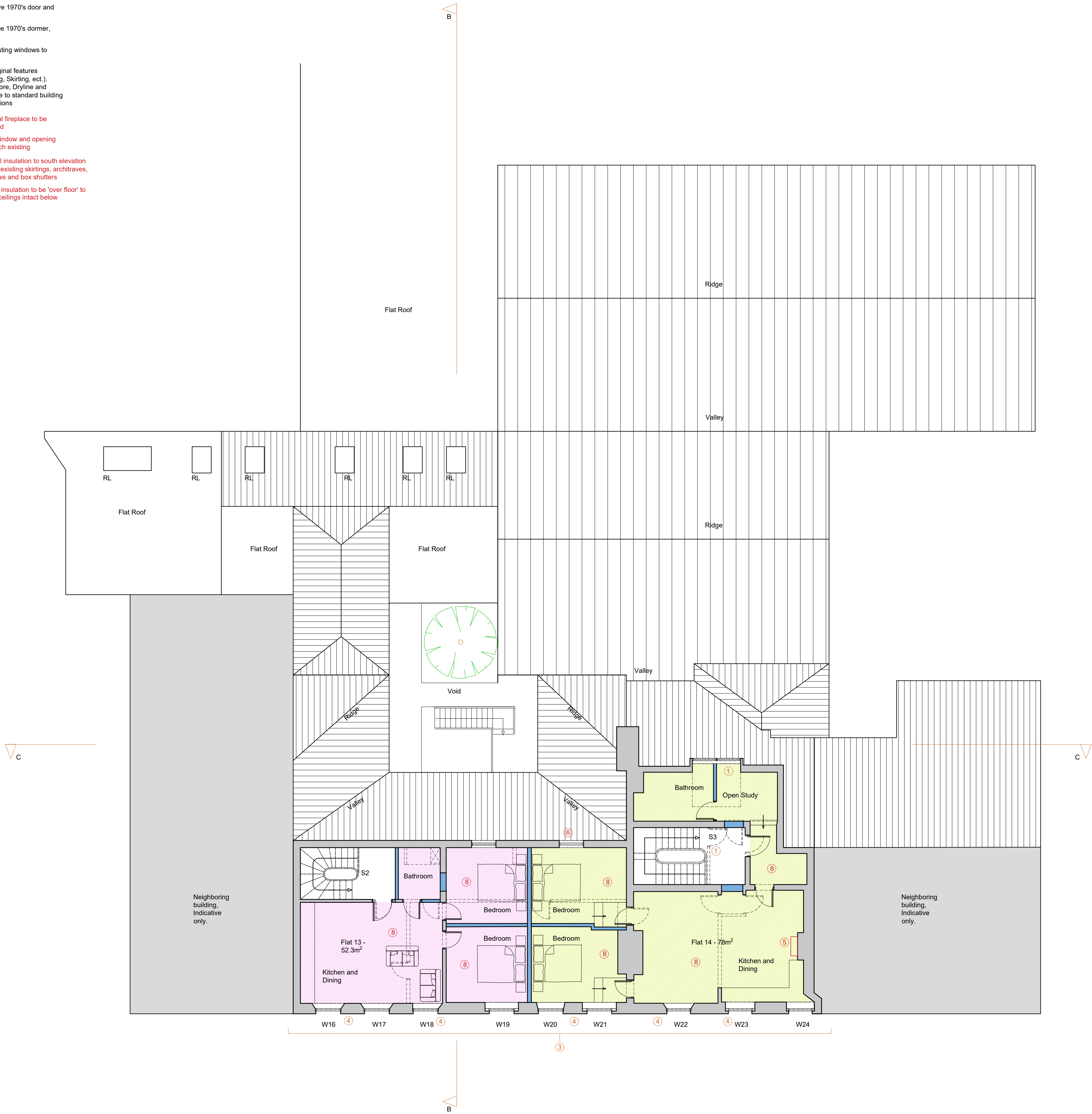
Drawing Title:

Proposed First Floor
Plan

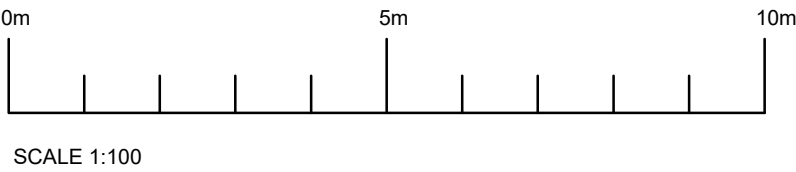
Compass:		Phase:	PLANNING
Drawn by:	JD	Checked by:	DE
Drawing No:	19 54 011D	Scale:	1:100 @ A1
		Date:	APRIL 2021

Notes

- 1 Remove 1970's door and screen
- 2 Replace 1970's dormer, TBC
- 3 All existing windows to retain
- 4 No original features (Coving, Skirting, ect.). Therefore, Dryline and insulate to standard building regulations
- 5 Original fireplace to be retained
- 6 New window and opening to match existing
- 7 No wall insulation to south elevation due to existing skirtings, architraves, windows and box shutters
- 8 Sound insulation to be 'over floor' to retain ceilings intact below



Proposed Second Floor Plan
SCALE 1:100



General Notes

NOTES: -

This drawing must NOT be scaled.

Work shall not commence until planning and building regulation approvals have been obtained in full.

All dimensions and levels to be checked on site by contractor and any discrepancies to be reported to the architect and client prior to commencement of work on site.

All drains & services to be located by contractor.

This drawing is for building control purposes only. Detail design and specification shall be the sole responsibility of the contractor.

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(T) 01482 770159 www.ettridge.net

Project:
**Baker Street
Hull**

Client:
Jason Metcalf

Drawing Title:
**Proposed Second Floor
Plan**

Compass: 	Phase: PLANNING
Drawn by: JD	Checked by: DE
Drawing No: 19 54 012 C	Scale: 1:100 @ A1 Date: APRIL 2021