

100 - 102 Beverley Road,
Hull, HU3 1YA

FOR SALE

Redevelopment Opportunity

Comprises of two linked
former terraced houses

Currently used as offices totalling
c. 515 sq m (5,553 sq ft) net

Substantial rear car park

Planning for 10 flats was
approved in July 2024

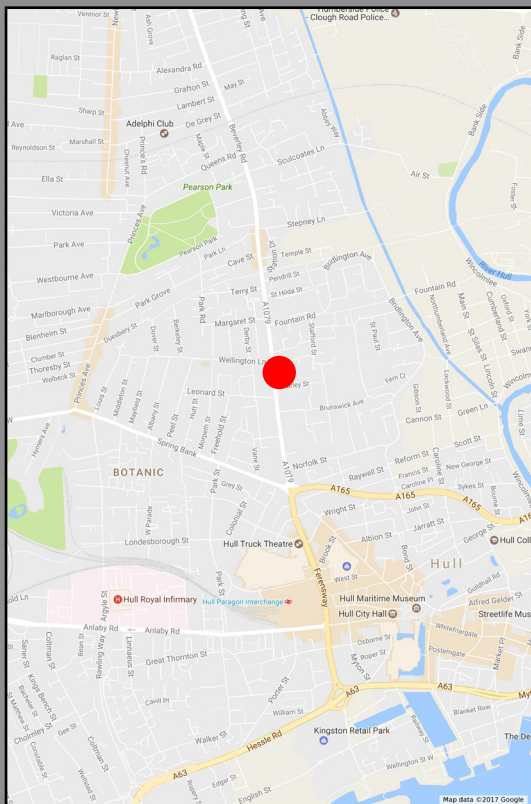
Guide Price £500,000

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Grosvenor House enjoys a prominent position on Beverley Road less than one mile north of Hull City Centre. Situated on the east side of Beverley Road between Harley Street and Providence Row.

DESCRIPTION

The property consists of two linked former terraced houses constructed to a three-storey height of traditional brick construction under a pitched slate clad roof with a two and single-storey projections to the rear under a combination of a pitched roof clad more recently with concrete interlocking tiles and a flat mineral felt covered roof. There is a forecourt area providing 2 car parking spaces directly accessed off Beverley Road and a more substantial rear surfaced car park to the rear with access off Harley Street. Internally the accommodation provides a range of private offices and associated facilities with feature staircases remaining in both properties together with other original features such as deep skirting's, architrives and cornices associated with buildings of this age.

ACCOMMODATION

Ground Floor	209 sq m	(2,260 sq ft)
First Floor	201 sq m	(2,154 sq ft)
Second Floor	105.9 sq m	(1,139 sq ft)
Total	515.9 sq m	(5,553 sq ft)

BUSINESS RATES

The office suites are currently individually assessed. Interested parties are advised to make their own enquiries with the local charging authority (Hull City Council) on 01482 300300.

GUIDE PRICE £500,000

PLANNING

Planning approval for a change of use to 10 flats comprising of 6 x 1 bedroom and 4 x 2 bedrooms was approved on 12 July 2024. Application Number 24/00151/PCOU.

ENERGY PERFORMANCE RATING: C

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.7238**

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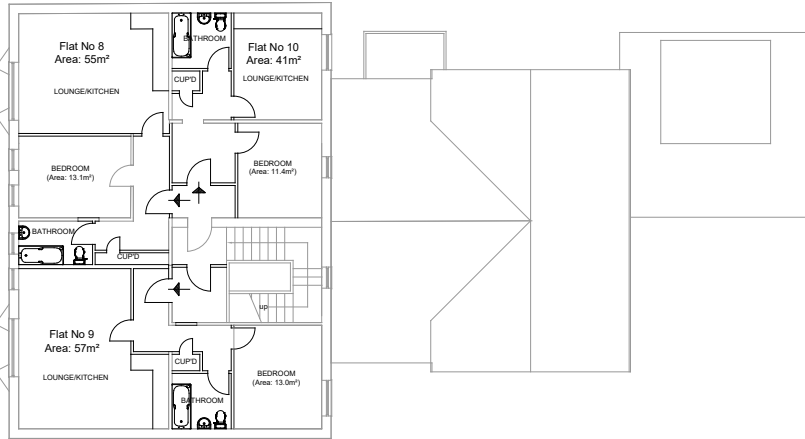
DIMENSIONS SHOULD BE CHECKED ON SITE. ERRORS OR OMISSIONS ARE TO BE REPORTED BEFORE WORK PROCEEDS.

DO NOT SCALE FROM THIS DRAWING.

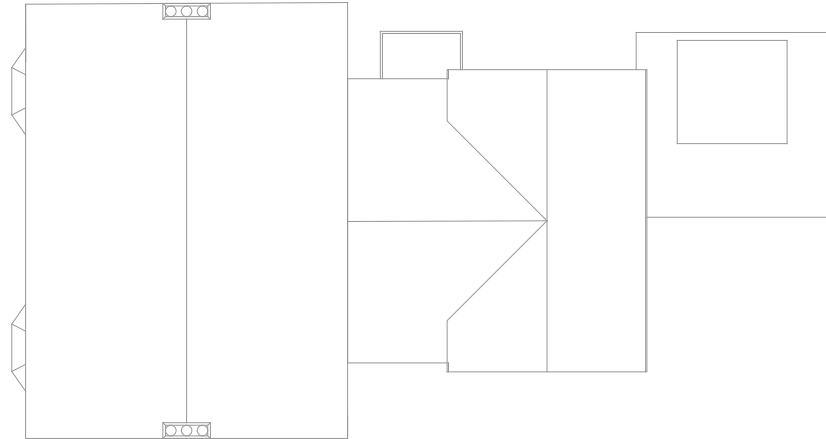
AMENDMENTS

A	17.02.24	Added Bedroom areas and amended plans
B	14.03.24	Removed Refuse Store from site
C	13.05.24	Added floor level to Ground Floor Plan
D	13.06.24	Amended floor levels to Ground Floor Plan

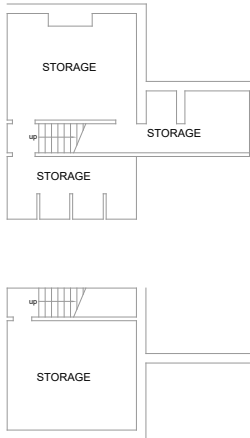
Flat Schedule		
Flat No	Area	Type
Ground Floor		
Flat No 1	60m ²	1 Bed 2 Person
Flat No 2	70m ²	2 Bed 3 Person
Flat No 3	81m ²	2 Bed 3 Person
First Floor		
Flat No 4	65m ²	2 Bed 3 Person
Flat No 5	66m ²	2 Bed 3 Person
Flat No 6	50m ²	1 Bed 2 Person
Flat No 7	49m ²	1 Bed 1 Person
Second Floor		
Flat No 8	55m ²	1 Bed 2 Person
Flat No 9	57m ²	1 Bed 2 Person
Flat No 10	41m ²	1 Bed 1 Person



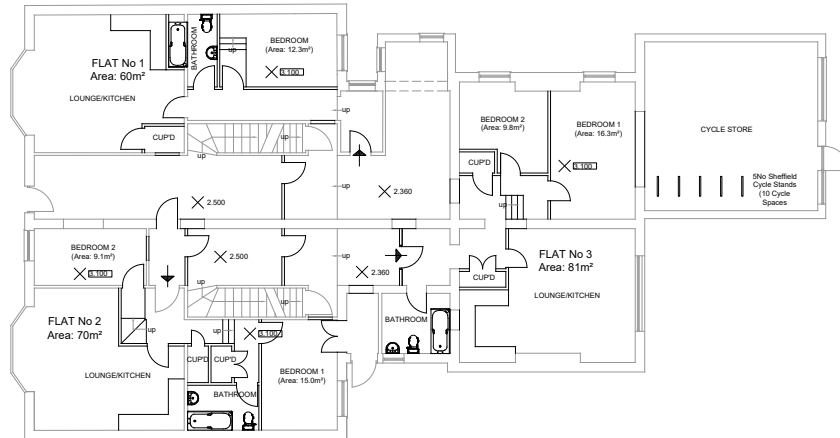
SECOND FLOOR PLAN



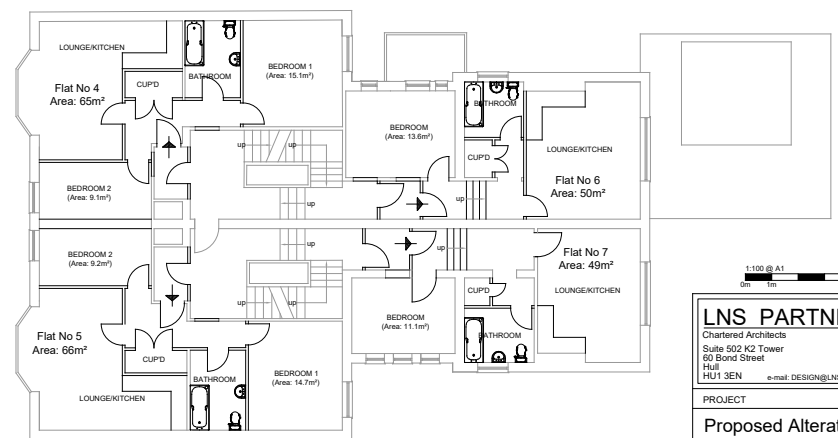
ROOF PLAN



BASEMENT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

1:100 @ A1
0m 1m 5m

LNS PARTNERSHIP

Chartered Architects
Suite 502 K2 Tower
60 Bond Street
Hull, SE1
Tel: 01482 320127
e-mail: DESIGN@LNSPARTNERSHIP.CO.UK

PROJECT

Proposed Alterations
Grosvenor House
Beverley Road, Hull

CLIENT

Questmap Ltd

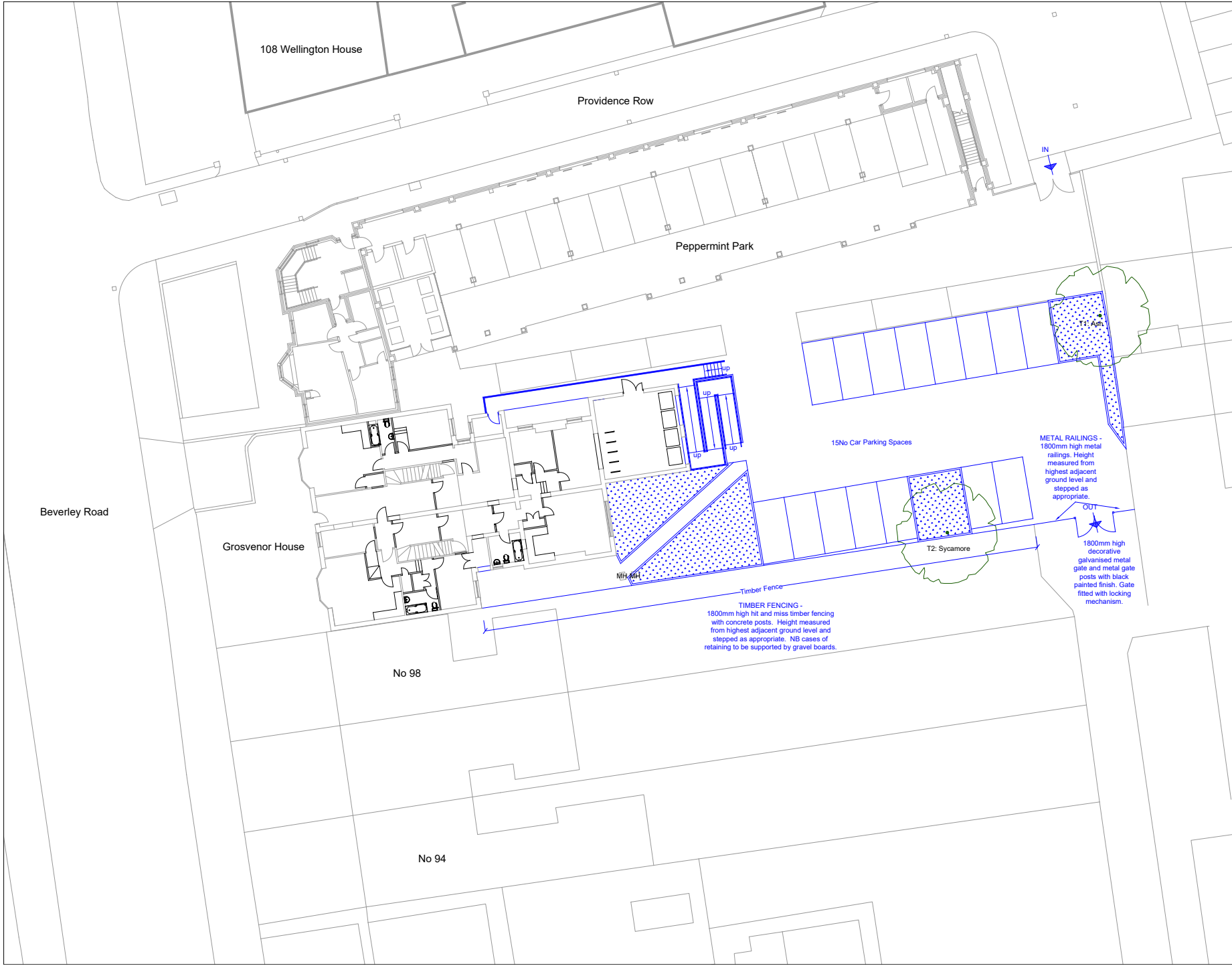
DRAWING TITLE

Floor Plans
as Proposed

DRAWING STAGE

Planning
SCALE @ A1
1:100
DATE
Feb '24
DRAWN BY
PSM

DRG No. 23/20 17 D



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AMENDMENTS

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LEGEND:

Grass with Low Maintenance Shrub Planting

Notes & elements highlighted in blue are the external alterations to be made which are part of a separate concurrent application

1:200 @ A2

0m 2m 10m

LNS PARTNERSHIP

Chartered Architects
Suite 502 K2 Tower
60 Bond Street
Hull HU1 3EN

Tel: 01482 320127
e-mail: DESIGN@LNSPARTNERSHIP.CO.UK

PROJECT

**Proposed Alterations
Grosvenor House
Beverley Road, Hull**

CLIENT

Questmap Ltd

DRAWING TITLE

**Block Plan
as Proposed**

DRAWING STAGE

Planning

SCALE @ A2	DATE	DRAWN BY
1:200	Feb '24	PSM

DRG No.	23/20	16
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