

Market Hill
Hedon, HU12 8JB

FOR SALE

Development opportunity with
expired planning approval

Formerly traded as a tool hire
business but may suit other uses
(subject to consents)

Approx. 130 sq m (1,400 sq ft)
accommodation available on site with
potential to extend (STC)

Hard-surfaced, enclosed yard

Picturesque and well served
by local amenities

Guide Price £195,000

Scotts
01482 325634



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LOCATION

The property is located at the junction of Church Gate and Market Hill, a short walk from the town centre and in an attractive setting directly opposite St Augustine's Church. Hedon is a town with c.6,500 people situated 5 miles to the East of Hull City Centre.

DESCRIPTION

The premises consist of a workshop with a gross area of approximately 81.78 sq m (880 sq ft) with a separate two storey building on the southern side of the site of brick construction with an approximate gross area of 46.45 sq m (500 sq ft). This building has GSH, disabled WC and staff facilities. The premises formerly traded as a tool hire business and has a broadly level, surfaced yard.

This site had planning permission approved in 2006 for the demolition of the workshop on the site to facilitate the erection of two dwellings, as well as the conversion of the other building on the site to provide a further third dwelling. **This planning permission has now lapsed**, but could be re-applied for by the purchaser. Other development or uses may also be permissible, subject to consents. Further information available on the Planning Portal under reference 06/09545/PLF

An established tool hire company traded from the property for over 30 years

ACCOMMODATION

Workshop	c 81.78 sq m	(c. 880 sq ft)
Office/Store building	c 46.45 sq m	(c. 500 sq ft)
Plus yard area of approx.	0.06 acres	(0.02 hectares)

DISPOSAL TERMS

Guide price £195,000 for the freehold to include vacant possession.

ENERGY PERFORMANCE RATING: E

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction.

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Tim Powell tim@scotts-property.co.uk 07801 515165

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